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Executive Summary Report

Appraisal Date 1/1/2005 - 2005 Assessment Roll

Area Name / Number: Redmond/Lake Sammamish / 47-1, 6 & 11

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 723

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2004 Value	\$173,900	\$270,700	\$444,600	\$492,900	90.2%	12.36%
2005 Value	\$215,500	\$271,900	\$487,400	\$492,900	98.9%	9.68%
Change	+\$41,600	+\$1,200	+\$42,800		+8.7%	-2.68%
% Change	+23.9%	+0.4%	+9.6%		+9.6%	-21.68%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.68% and -21.68% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2004 Value	\$196,600	\$269,800	\$466,400
2005 Value	\$248,200	\$270,000	\$518,200
Percent Change	+26.2%	+0.1%	+11.1%

Number of improved Parcels in the Population: 5130

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2004 or 2005 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

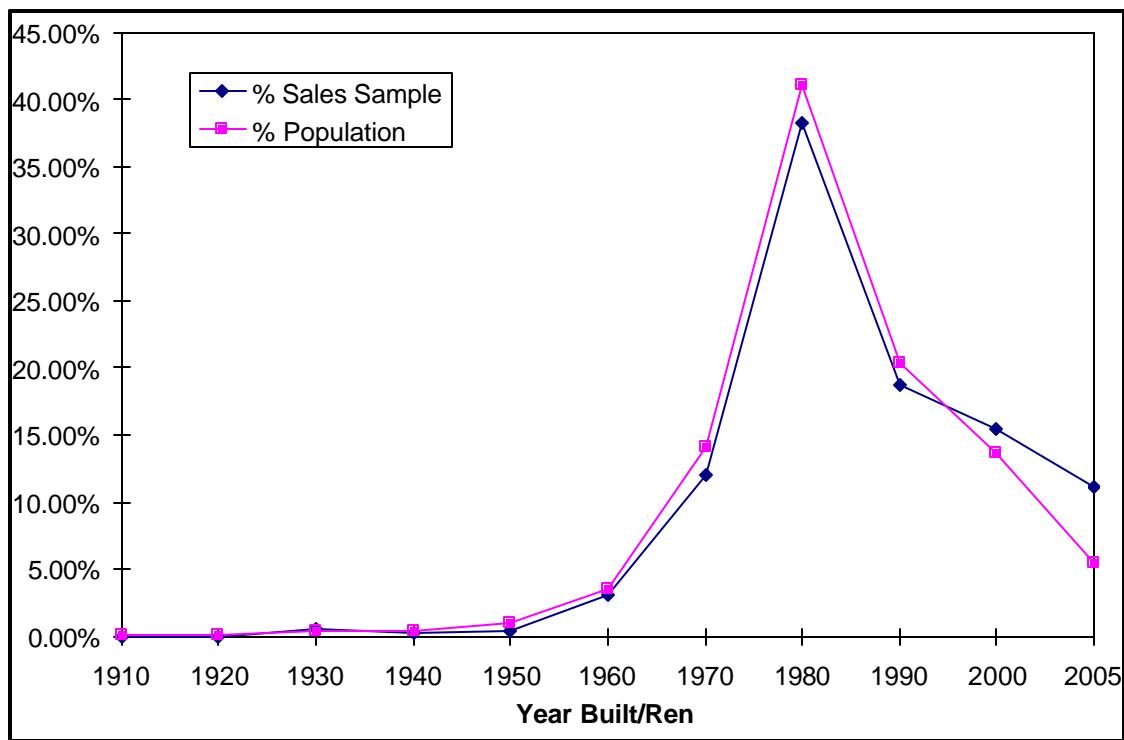
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2005 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	4	0.55%
1940	2	0.28%
1950	3	0.41%
1960	22	3.04%
1970	87	12.03%
1980	277	38.31%
1990	135	18.67%
2000	112	15.49%
2005	81	11.20%
	723	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	5	0.10%
1930	22	0.43%
1940	16	0.31%
1950	50	0.97%
1960	183	3.57%
1970	721	14.05%
1980	2109	41.11%
1990	1043	20.33%
2000	699	13.63%
2005	279	5.44%
	5130	

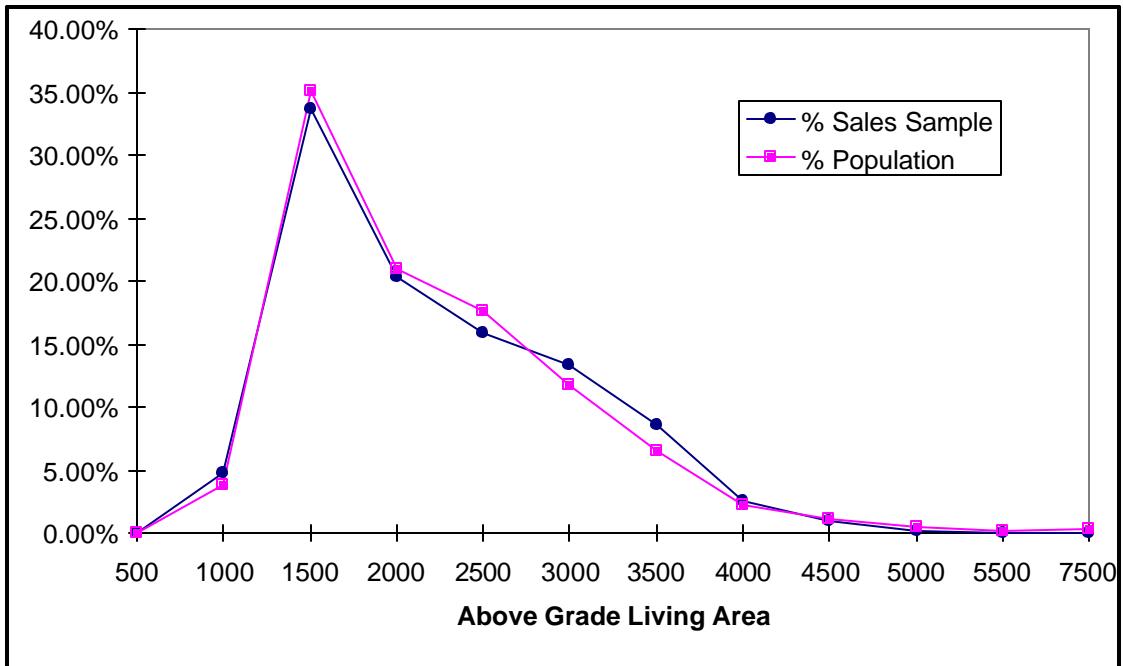


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Otherwise, this distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	34	4.70%
1500	243	33.61%
2000	147	20.33%
2500	115	15.91%
3000	96	13.28%
3500	62	8.58%
4000	18	2.49%
4500	7	0.97%
5000	1	0.14%
5500	0	0.00%
7500	0	0.00%
	723	

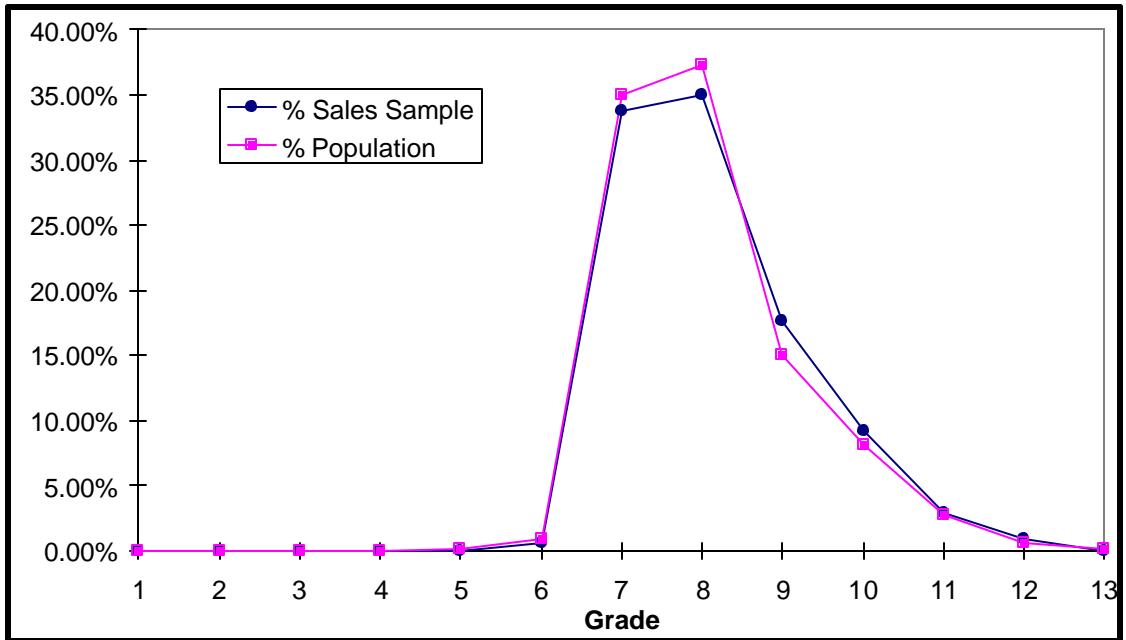
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	193	3.76%
1500	1801	35.11%
2000	1076	20.97%
2500	903	17.60%
3000	599	11.68%
3500	334	6.51%
4000	114	2.22%
4500	55	1.07%
5000	25	0.49%
5500	12	0.23%
7500	18	0.35%
	5130	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

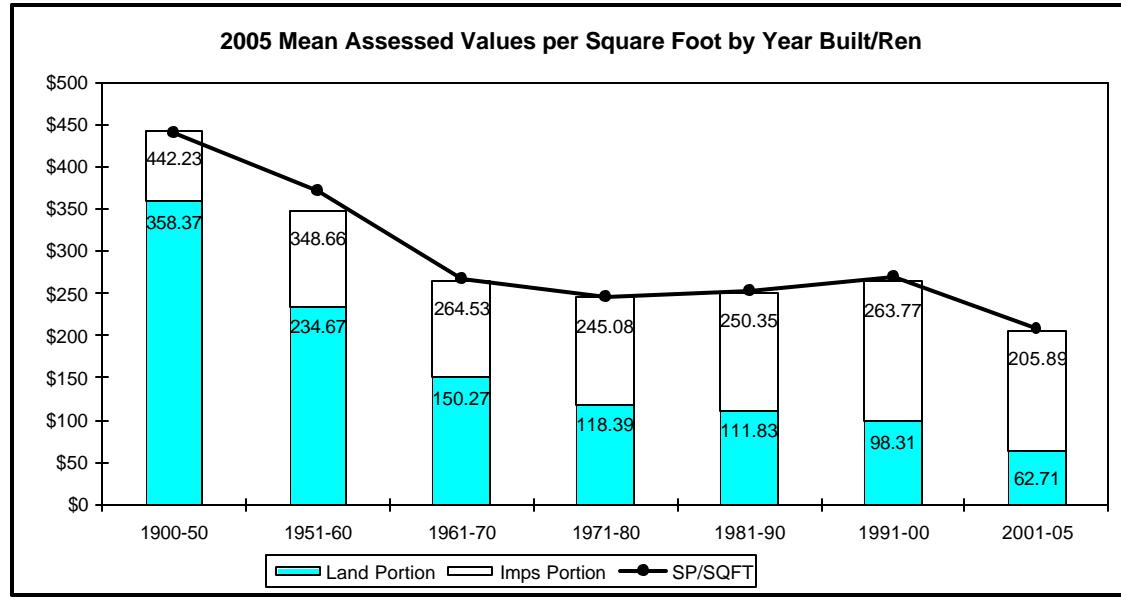
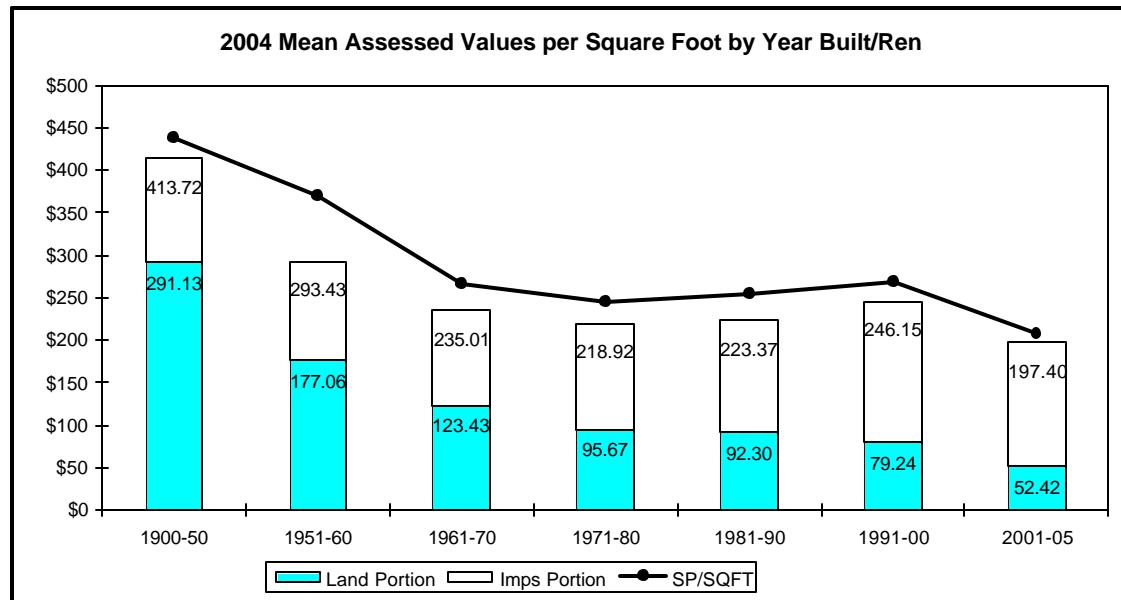
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	0	0.00%	5	8	0.16%
6	4	0.55%	6	47	0.92%
7	244	33.75%	7	1793	34.95%
8	253	34.99%	8	1911	37.25%
9	128	17.70%	9	772	15.05%
10	66	9.13%	10	419	8.17%
11	21	2.90%	11	141	2.75%
12	7	0.97%	12	31	0.60%
13	0	0.00%	13	7	0.14%
	723			5130	



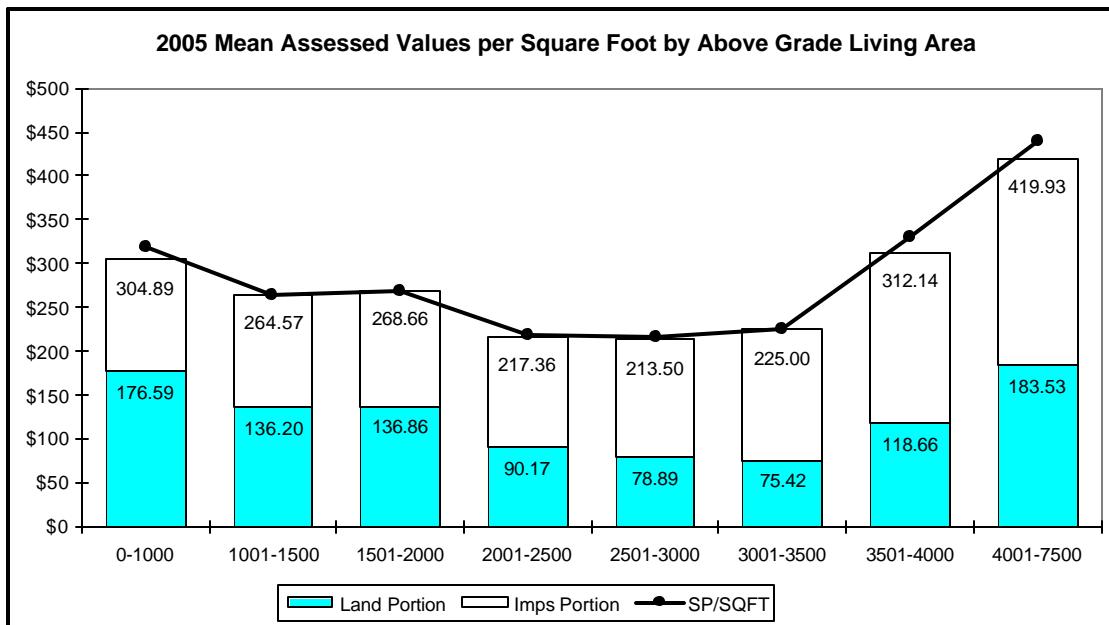
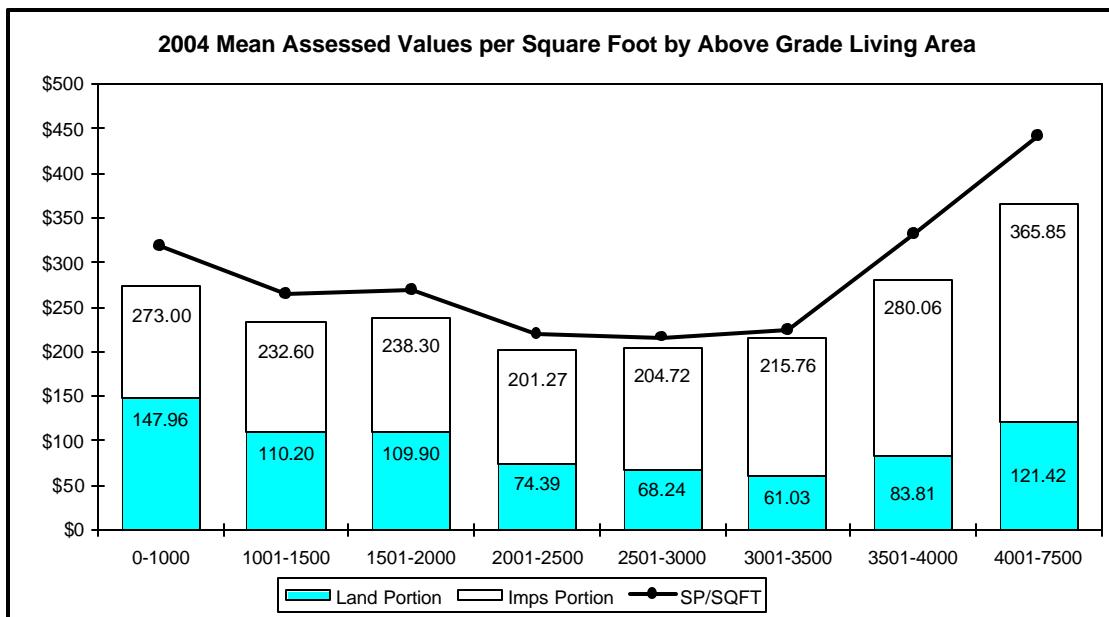
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values by Year Built or Year Renovated



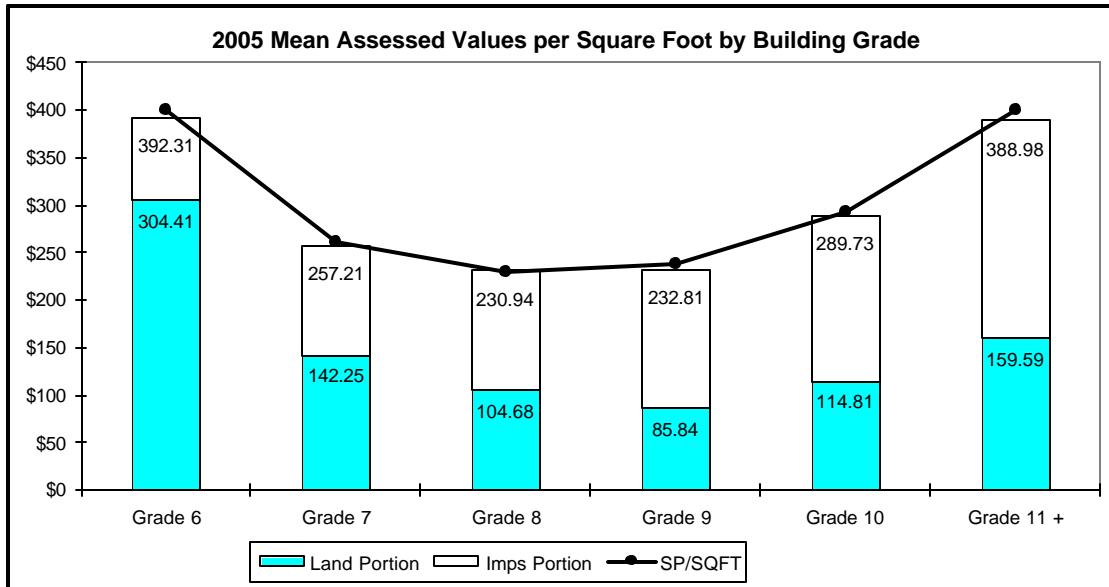
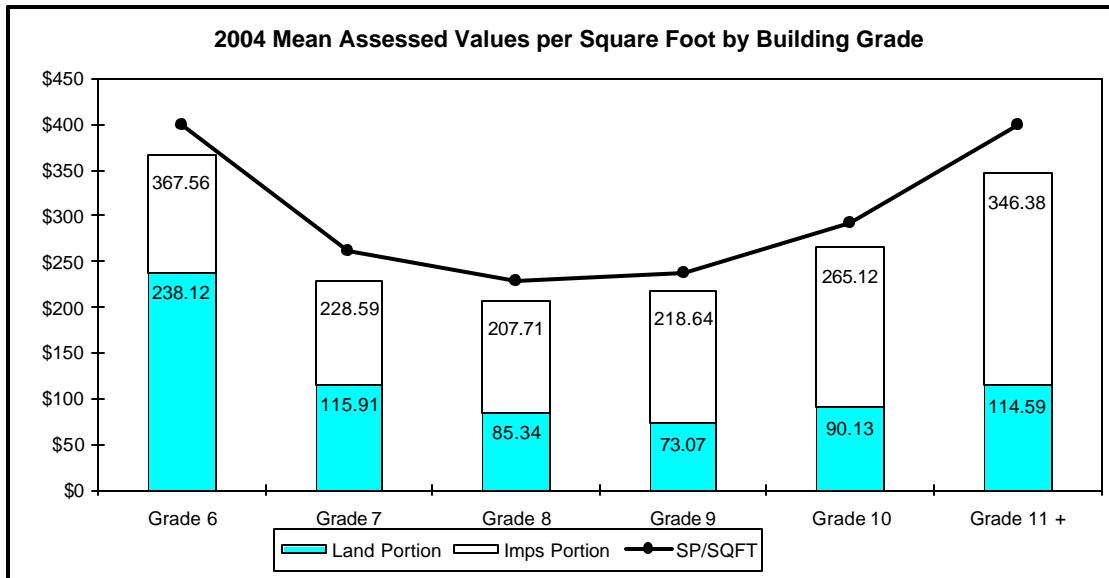
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values by Above Grade Living Area



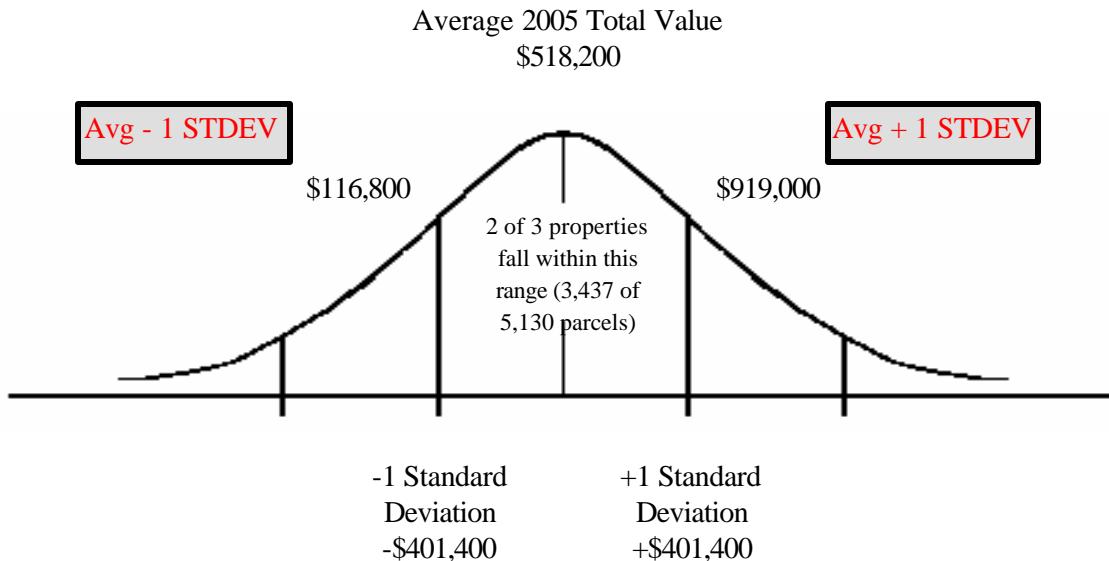
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2004 or 2005 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ⊕ Sales from 1/2003 to 1/2005 (at minimum) were considered in all analyses.
- ⊕ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ⊕ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Redmond/Lake Sammamish

Boundaries: Area 47 encompasses the waterfront parcels around Lake Sammamish as well as some accompanying uplands. It also encompasses the residential properties just north of the city center of Redmond. This area is bounded on the north by 116th Ave NE, on the west by Redmond/Woodinville Road and on the east by Avondale Road.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 47 is located around Lake Sammamish and the residential area just to the north of the Redmond City Center. The Lake Sammamish area is sub-areas 1 and 11 and the Redmond area is sub-area 6. There are approximately 1033 waterfront parcels on Lake Sammamish with 166 of those being vacant. The upland parcels around the lake number 1402 and are located on both sides of the Lake. The Redmond area, sub-area 6, has 3343 parcels of which 3248 have improvements on them.

The average improved waterfront property around Lake Sammamish is about \$1,245,000 in value with grades ranging from 4 to 13. The majority of the improved properties have grades fairly evenly split from 7 to 10. The average improved upland parcel around Lake Sammamish is about \$460,000 with most a grade 8. The average improved parcel in Redmond, 47-6, is \$362,000 and is mostly a grade 7 or 8.

Lake Sammamish waterfront is mostly developed and available vacant parcels are scarce. There have been a number of improved properties that have been torn down so that new improvements could be built. This demand for vacant land has driven the land value upward at a faster rate than the average land value increases in the surrounding area. Most of the eastern side of Lake Sammamish is in the newer City of Sammamish. The city has allowed a more liberal approach to allowable building along the waterfront than the previous jurisdiction of King County. This liberal approach has resulted in a number of previously unbuildable properties now being buildable and as a result, the values of unbuildable properties has increased. An old railroad bed along the eastern shore of the lake will be transformed into a public trail in late 2005 or 2006.

The area along the northern boundary, 116th Ave NE, of sub-area 6, Redmond, was incorporated into Redmond several years ago and approval to extend the sewer system into this area was given. This resulted in a rapid increase in land value as properties have been bought up and new developments started.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also

repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 12.36% to 9.68%.

Scope of Data

Land Value Data:

Vacant sales from 1/2003 to 1/2005 were given primary consideration for valuing land. Lake Sammamish is getting more and more built up so the number of vacant land parcels are few in number. To meet the demand, improvements, especially older, smaller improvements, are being torn down. These tear downs were considered in the land analysis as supporting information to the vacant land sales.

In area 47-6, Redmond, most of the parcels are in fully developed plats so the allocation method was used along with the vacant sales to determine the land value.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Land is valued as if vacant and available for it's highest and best use. There are about 5778 parcels in area 47 with 450 of them vacant. There were 55 useable vacant sales and 28 useable vacant waterfront sales. In addition, due to the scarcity of vacant waterfront land, primarily older, smaller improvements are continually being torn down for new improvements. These tear down sales were given consideration along with the vacant waterfront sales.

Three distinct areas exist in area 47 – waterfront, waterfront uplands and Redmond. A separate land model was developed for each area. Parcels were valued by analyzing the sales and developing a base lot value. Adjustments to the base lot values were developed by utilizing matched pair sales analysis.

The newly formed City of Sammamish has allowed improvements to be built much closer to the waterfront than the previous jurisdiction of King County as long as the storage capacity of the lake is not impeded during time of high water. Improvements now are being built on piers so the lake water can flow underneath. The result is that a large number of previously unbuildable properties became buildable and their market value rising rapidly.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Waterfront Parcels

Base Waterfront Parcel Characteristic

Lot size	10,000 to 15,000 square feet
Linear water frontage	50 to 60 feet
Topography	No
Traffic	No
Low or no bank	Yes
View	Excellent Lake
<u>Base land value</u>	<u>\$700,000</u>

Adjustments to the base land value

Lot size	
<5,000 sf	-\$100,000
5,000 sf	-\$80,000
10,000 to 15,000 sf	+0
20,000 sf	+\$60,000
25,000 sf	+\$125,000
30,000 sf	+\$200,000
35,000 sf	+\$300,000
> 1 acre	+\$400,000

Recreation Lots

No access or documented as unbuildable	\$85,000
Vehicle access	\$150,000

Waterfront Bank

Medium	-8%
High	Considered in topography

Topography

Moderate to steep slope	-10% to 75%
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Restricted access to lot

Access to improvement by stairs or path	-5% to 25%
Access to waterfront by stairs or path	-5% to 25%

Easements and Environmental Impacts (streams, wetlands, NGPE and siltation)

-2% to -10%

The base lot value is applied to the useable area, which is determined by physical inspection and/or documentation, and then the contributory value of the impacted area is added.

Irregular Shape

-10% to -40%

Traffic Noise Impacts

Moderate	-5%
High	-10%
Extreme	-20%

Location adjustment for External Nuisance

Proposed trail between the improvement and the lake	-10%
Roundabout congestion	-3%
Sewer pump stations	-5%
Sambica, Vasa and Idylwood Parks	No discernable impact.

It may be necessary to refer to the Assessor's maps to determine the extent of the adjustments to any particular parcel.

Area 47 Uplands

Base Lot Characteristics

Lot size	7,500 square feet to 16,000 square feet
View	None
Topography	No
Utilities	At site
Land problems	None
<u>Base land Value</u>	<u>\$175,000</u>

Adjustments to Upland parcels

Small buildable lot (<7,500 square feet) -5% to -15%

Topography with access considered -10% to -75%

Excess land (land beyond useable area)

1st ½ acre +\$10,000 to +\$30,000

Next ½ acre +\$5,000 to +\$15,000

Each additional ½ acre +\$2,500 to +\$7,500

Acreage parcels with potential for additional sites

Base lot value per site multiplied by number of sites less development costs.

Easements and environmental impacts

The base lot value is applied to the useable area, which is determined by physical inspection and/or documentation, and then the contributory value of the impacted area is added.

Views

Excellent +70%

Good +50%

Average +35%

Fair +20%

Traffic

Moderate -5%

High -10%

Extreme -20%

External Nuisance

-5% to -10%

Waterfront Beach Rights

+\$15,000 to +\$25,000

Greenbelts/Parks

+5% to + 10%

Neighborhood Adjustments

West side plats in 47-11

Westlake Shores (Dellwood Park Unrec. – 7 parcels) – major 194970

Base Value	\$190,000
Waterfront beach rights	+\$40,000

Tokeneke – major 865500

Base Value	\$190,000
Waterfront beach rights	+\$30,000

Heron's Gate – major 327572

Base Value	\$190,000
Waterfront beach rights	+\$40,000

South end plats in 47-11

Meadowbrook Point – major 541865

Base Value	\$190,000
Waterfront beach rights	+\$40,000

Sammamish Beach Club – major 541865

Base Value	\$175,000
Waterfront beach rights	+\$5,000

The meadows at Lake Sammamish Div 1, 2 and 4 – majors 542300, 542301, and 541303

Base Value	\$175,000
Waterfront beach rights	+\$5,000

Waterfront beach rights	+\$5,000
Greenwood Point – major 292350	
Base Value	\$175,000
Waterfront beach rights	+\$5,000
Meerwood – major 292350	
Base Value	\$175,000
Timberlake – major 865030	
Base Value	\$175,000
Waterford Terrace – major 919670	
Base Value	\$165,000
Weatherwood #1 – major 920260	
Base Value	\$165,000
Weatherwood East – major 920265	
Base Value	\$165,000
Lake West – major 412340	
Base Value	\$165,000
Lindley Farm – major 435370	
Base Value	\$155,000
Lewis Creek Tax Lots	
Base lot size	10,000 square feet to 19,000 square feet
West side of Lewis Creek base	\$140,000
East side of Lewis Creek base	\$125,000

East Side Plat in 47-1

Alexanders on the Lake – major 012450

Base Value	\$250,000
Beach rights	+\$30,000

View Point Park – major 892010

Base Value	\$205,000
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Propst Estates – major 690200

Base Value	\$230,000
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It may be necessary to refer to the Assessor's maps to determine the extent of the adjustments to any particular parcel.

Area 47-6 Land Value

Base Lot

Lot Size:	7,000 to 12,000 feet
Topography:	No
Utilities:	At site
View:	None
<u>Base Lot Value:</u>	<u>\$150,000</u>

Lot Size Adjustments

15,000 feet	\$175,000
20,000 feet	\$200,000
25,000 feet	\$225,000
30,000 feet	\$250,000
35,000 feet	\$275,000
40,000 feet	\$295,000
45,000 feet	\$315,000
50,000 feet	\$340,000
55,000 feet	\$365,000
60,000 feet	\$385,000
65,000 feet	\$405,000
70,000 feet	\$425,000
75,000 feet	\$450,000
80,000 feet	\$475,000
85,000 feet	\$495,000

90,000 feet	\$510,000
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Adjustments

Topography:	- 5% to -85%
Shape	-5% to -20%
Restricted access	-5% to -15%
Utility Easements	- 5% to -20%
Power Lines	-5% to -10%
Environmental & Easement Impacts:	- 5% to -85%
High School (lots directly adjoining)	- 5%

Traffic

116 th Street:	- 5%
166 th Street:	- 5%
104 th /109 th Street	- 5%
Woodinville Redmond Road:	-13%
Avondale Road Moderate Traffic:	-10%
Avondale Road High Traffic:	-20%
Views:	
Average Territorial:	0%
Good Territorial:	+5%
Excellent Territorial:	+10%

Plats with different base values:

Plat	Base Land Value
362605 (Tax lots accessed by 169 th Ct NE)	\$230,000
Equestrian Estates – major 236640	\$220,000
Valley Estates – major 885670	\$200,000
Chardonnay – major 152260	\$200,000
Crestwood Firs - major 184239	\$160,000

Puget Estates – major 692824	\$160,000
Tiffany Estates – major 864500	\$160,000
First Mark Add #7 – major 256136	\$160,000
Rockwell Lane – major 738510	\$160,000
Robert's Property – major 736630	\$125,000

Vacant Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	012450	0090	10/29/2003	\$ 1,125,000	14,082	Y	Y
001	062406	9032	8/19/2003	\$ 625,000	7,220	Y	Y
001	062406	9041	2/10/2004	\$ 50,000	65,340	Y	N
001	062406	9060	1/20/2003	\$ 581,000	3,709	Y	Y
001	162406	9080	10/6/2003	\$ 675,000	15,400	Y	Y
001	172406	9028	6/23/2003	\$ 675,000	21,642	Y	Y
001	172406	9035	8/16/2004	\$ 600,000	5,145	Y	Y
001	172406	9059	9/16/2003	\$ 520,000	4,674	Y	Y
001	172406	9078	9/21/2004	\$ 715,000	3,590	Y	Y
001	173870	0075	6/18/2003	\$ 665,000	11,200	Y	Y
001	173870	0140	9/24/2003	\$ 640,000	7,308	Y	Y
001	182506	9081	5/17/2003	\$ 115,000	3,020	Y	Y
001	192506	9043	7/2/2004	\$ 750,000	12,100	Y	Y
001	202506	9068	8/26/2004	\$ 255,000	167,270	Y	N
001	202506	9107	7/17/2003	\$ 355,000	2,700	Y	Y
001	202506	9112	1/2/2004	\$ 272,000	251,241	Y	N
001	202506	9138	10/27/2004	\$ 300,000	35,682	Y	N
001	202506	9140	10/16/2003	\$ 250,000	3,803	Y	Y
001	202506	9141	10/24/2003	\$ 290,000	15,213	Y	N
001	202506	9143	7/11/2003	\$ 190,000	9,082	Y	N
001	202506	9144	6/2/2003	\$ 214,000	10,894	Y	N
001	202506	9145	9/16/2003	\$ 234,000	9,251	Y	N
001	292506	9030	10/7/2004	\$ 275,000	6,750	Y	N
001	312506	9010	10/2/2003	\$ 2,400,000	48,600	Y	Y
001	322506	9252	5/5/2004	\$ 1,225,000	15,300	Y	Y
001	752590	0085	8/3/2004	\$ 648,000	4,669	Y	Y
001	920130	0080	6/25/2003	\$ 735,000	8,769	Y	Y
006	012505	9151	9/25/2003	\$ 1,200,000	199,661	N	N
006	022505	9172	1/9/2003	\$ 300,000	9,583	N	N
006	312606	9055	4/14/2004	\$ 165,500	153,331	N	N
006	362605	9023	11/13/2003	\$ 510,000	89,963	N	N
006	362605	9120	4/15/2004	\$ 370,000	51,836	N	N
006	720000	0851	4/28/2003	\$ 210,000	9,520	N	N
006	720000	2001	1/5/2004	\$ 2,075,000	886,891	N	N
006	726490	0105	6/7/2004	\$ 402,000	7,495	N	N
006	886150	0055	5/15/2003	\$ 320,000	10,311	Y	N
006	886150	0060	5/15/2003	\$ 320,000	10,311	Y	N
006	886170	0300	1/9/2003	\$ 300,000	11,837	N	N
006	920150	0045	12/17/2003	\$ 275,000	16,264	Y	N
011	122405	9030	8/20/2003	\$ 680,000	20,024	Y	Y
011	122405	9114	10/15/2004	\$ 950,000	10,980	Y	Y

Vacant Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
011	192406	9077	5/26/2004	\$1,000,000	32,880	Y	Y
011	192406	9104	12/21/2004	\$ 228,000	7,773	Y	N
011	362505	9066	10/19/2004	\$ 209,000	44,431	Y	N
011	435370	0005	10/2/2003	\$1,287,000	18,250	Y	Y
011	435370	0030	1/7/2004	\$ 775,000	10,910	Y	Y
011	743050	0285	3/11/2003	\$ 958,225	14,507	Y	N
011	752490	0065	6/28/2004	\$ 630,000	15,750	Y	Y
011	891710	0010	5/12/2004	\$1,425,000	8,500	Y	Y
011	891710	0045	6/2/2003	\$ 740,000	20,495	Y	Y
011	891710	0055	6/2/2003	\$ 740,000	9,505	Y	Y
011	925390	0006	12/2/2003	\$ 65,000	19,680	Y	N
011	925390	0061	7/3/2003	\$ 775,000	30,000	Y	Y
011	925390	0081	9/24/2003	\$ 175,000	23,696	Y	N
011	925390	0105	8/22/2003	\$ 235,000	9,310	Y	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	062406	9103	9/3/2003	\$ 735,000	SEGREGATION AND/OR MERGER;
001	062406	9103	10/23/2003	\$ 40,500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY,
001	182506	9081	5/17/2003	\$ 186,000	QUIT CLAIM DEED;
001	182506	9101	1/28/2004	\$ 420,000	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
001	192506	9094	8/28/2004	\$ 300,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
001	292506	9030	9/1/2004	\$ 275,000	MULTI-PARCEL SALE;
001	292506	9040	9/1/2004	\$ 275,000	MULTI-PARCEL SALE;
001	312506	9010	10/2/2003	\$ 630,000	NO MARKET EXPOSURE;
001	357530	0043	11/10/2004	\$ 390,000	BUILDER OR DEVELOPER SALES;
001	357530	0140	8/3/2004	\$ 60,000	NO MARKET EXPOSURE;
001	357530	0160	11/7/2003	\$ 97,000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
001	357530	0165	11/7/2003	\$ 97,000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
001	357530	0175	10/24/2003	\$ 114,000	GOVERNMENT AGENCY;
001	357530	0200	10/22/2004	\$ 100,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
001	357530	0210	1/2/2004	\$ 160,000	CORPORATE AFFILIATES;
001	690200	0040	9/4/2003	\$ 435,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	850000	0050	2/12/2003	\$ 175,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
006	352605	9068	8/23/2004	\$ 225,000	NON-REPRESENTATIVE SALE;
006	720000	1250	7/18/2003	\$ 260,000	NON-REPRESENTATIVE SALE;
006	720000	2000	4/13/2004	\$ 90,000	GOVERNMENT AGENCY;
011	182406	9051	8/15/2003	\$ 100,000	NON-REPRESENTATIVE SALE; MOBILE HOME;
011	362505	9045	12/19/2003	\$ 175,881	MULTI-PARCEL SALE;
011	362505	9049	4/10/2003	\$ 875,000	TEAR DOWN; GAR LEFT

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2005 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The sales sample represents the population very well. There are more sales proportionally of newer homes in the sales sample than in the population. This occurs as a result of new homes selling at a faster rate than the general population. This, however, is not deemed to be a concern and not significant enough to skew the sales sample. Charts, which illustrate these representations, are included in the executive summary section of this report.

This report does not include any market trends. Only sales for the previous two years (2003 and 2004) were utilized to minimize the effect of trends upon the assessed value.

Three separate multiplicative models were developed for this area – waterfront properties, waterfront uplands and the area north of the City of Redmond due to their differing characteristics and differing markets. The analysis of this area consisted of a general review of applicable property characteristics such as base land value, plats, building grade, living area, age, condition, stories, covered parking, views, water frontage, lot size, road and other nuisances, topography, sub-areas and others. The results indicated that different property characteristics were driving the three areas.

The complete area model equations and exception parcel parameters are included under “Total Value Improvement Parcel Model” on the next page. The exception parcels were valued utilizing the total value model, cost models, and market sales as indicators of value.

Under all circumstances, appraiser judgment was used to determine the applicability of the model to any particular parcel.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Waterfront

Base Land	= Natural log of base land value divided by 1000
Building RCN	= Natural log of Replacement Cost New divided by 1000
Age	= Natural log of age plus 1
Low Grade	= If the grade is less than 9 then the natural log of 10
Exponential Grade	= Exponential of grade

Improved Parcel Valuation Model

$$1.280804 + 0.7712783 * \text{base land} + 0.1801906 * \text{building RCN} - 0.09123445 * \text{age} - 0.05116144 * \text{low grade} + 0.000001103552 * \text{exponential grade}$$

Total Value = Exponential of the sum of coefficients times 1000

Truncate the result to “000”

Then; **Select Land Value = Base Land Value**
Select Improvement Value = EMV (estimated market value) – Select Land Value

Exceptions:

Number of buildings	$\neq 1$
Lot size	<3000 or >1 acre
Building grade	<7 or >12
Obsolescence	Obsolescence >0
Unfinished Floor Area	Unfinished floor area >0
Net Condition	Net condition >0
Condition	Condition <average or >good
Mobile Home	Mobile home >0
Total EMV	<Base land value
Accessory Only	Accessory >0 only

Exception Parcel Valuation

Grade <7	Contributory Value
Grade >12	EMV – 25%
Poor Condition	-14% of improvement value or contributory value
Fair Condition	-7% of improvement value
Very Good Condition	+14% to improvement
Multiple Improvements	EMV on main improvement + cost of other improvement
Mobile Home	Boeck Mobile Home valuation guide

Waterfront Uplands

Base Land	= Base land value
Building RCNLD	= Natural log of Replacement cost new less depreciation divided by 1000
Very Good Condition	= If condition is very good than the natural log of 10
Small Lot	= If lot size is <8000 than the natural log of 10
Total View	= Natural log of total view plus 1
Grade 11	= If grade is an 11 than natural log of 10

Improved Parcel Valuation Model

$$3.239589 + 0.000001355133 * \text{base land} + 0.5005828 * \text{building RCNLD} + 0.06377617 * \text{very good condition} - 0.0365002 * \text{small lot} + 0.08225189 * \text{total view} - 0.05573909 * \text{grade 11}$$

Total Value = Exponential of the sum of coefficients times 1000

Truncate the result to “000”

Then; **Select Land Value = Base Land Value**
Select Improvement Value = EMV (estimated market value) – Select Land Value

Exceptions:

Number of buildings	$\neq 1$
Lot size	<5000 or >125,000 sf
Building grade	<7
Year Build	<1950
Obsolescence	Obsolescence >0
Unfinished Floor Area	Unfinished floor area >0
Net Condition	Net condition >0
Mobile Home	Mobile home >0
Total EMV	<Base land value
Accessory Only	Accessory >0 only

Exception Parcel Valuation

Grade <7	Contributory Value
Year build <1950	Contributory value
Multiple Improvements	EMV on main improvement + cost of other improvement
Mobile Home	Boeckh Mobile Home valuation guide

Area 47-6 - Redmond

Plat 150821	= If plat is 150821 than log natural of 10
Plat 287100	= If plat is 287100 than log natural of 10
Plat 719933	= If plat is 719933 than log natural of 10
Plat 721130	= If plat is 721130 than log natural of 10
Plat 886030	= If plat is 886030 than log natural of 10
Base Land	= Base land value
Age	= Natural log of age plus 1
New House	= If age is >1999 than log natural of 10
Grade	= grade
Good Condition	= If condition is good than natural log of 10
Above Ground Living Area	= Natural log of AGLA divided by 100
Total Covered Parking	= Natural log of total covered parking divided by 10 plus 1
Unfinished Basement without garage	= Natural log of unfinished basement minus basement garage divided by 100 plus 1
Finished Basement	= Natural log of finished basement divided by 100 plus 1

Improved Parcel Valuation Model

3.458054-0.03617436*Plat 150821+ 0.05825287*plat 287100-0.03346335*plat 719933-0.04596413*plat 721130-0.06464644*plat 886030+ 0.1766848*base land-0.1140161*age-0.0433407*new house+ 0.09694044*grade+ 0.02279901*good condition+0.3445314*AGLA+ 0.0248782*total covered parking+ 0.03050215*unfinished basement+0.05660236*finished basement

Total Value = Exponential of the sum of coefficients times 1000

Truncate the result to “000”

Then; **Select Land Value = Base Land Value**
Select Improvement Value = EMV (estimated market value) – Select Land Value

Exceptions:

Number of buildings	<>1
Lot size	<3000 or >125,000 sf
Building grade	<7 or >10
Year Build	<1950
Condition	<average or >good
Obsolescence	Obsolescence >0
Unfinished Floor Area	Unfinished floor area >0

Net Condition	Net condition >0
Mobile Home	Mobile home >0
Total EMV	<Base land value
Accessory Only	Accessory >0 only

Exception Parcel Valuation

Grade <7	Contributory Value
Grade >10	EMV
Year build <1950	Contributory value
Poor Condition	-14%
Fair Condition	-7%
Very Good Condition	+14%
Multiple Improvements	EMV on main improvement + cost of other improvement
Mobile Home	Boeckh Mobile Home valuation guide

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	062406	9062	6/25/2003	\$1,100,000	1,630	0	6	1938	5	26,437	Y	Y	1705 EAST LAKE SAMMAMISH PL SE
001	192506	9177	9/23/2004	\$ 790,000	1,390	0	7	1972	4	9,224	Y	Y	3465 EAST LAKE SAMMAMISH LN NE
001	077710	0020	12/1/2003	\$ 688,550	1,390	0	7	1929	4	9,414	Y	Y	663 EAST LAKE SAMMAMISH SHORE LN NE
001	202506	9033	7/25/2003	\$ 420,000	1,570	1,570	7	1952	3	16,865	Y	N	20118 NE 28TH PL
001	182506	9053	8/28/2003	\$ 537,500	1,600	1,500	7	1967	4	33,432	Y	N	18615 NE 53RD ST
001	182506	9032	12/27/2004	\$ 380,001	1,640	800	7	1958	3	9,927	Y	N	4606 EAST LAKE SAMMAMISH PW NE
001	062406	9024	3/26/2003	\$ 700,000	2,260	0	7	1954	3	6,138	Y	Y	1317 EAST LAKE SAMMAMISH SHORE LN SE
001	752590	0035	10/24/2003	\$ 526,000	2,310	70	7	1993	3	53,578	Y	N	2206 EAST LAKE SAMMAMISH PW NE
001	892010	0089	3/25/2004	\$ 862,500	1,170	1,100	8	1975	3	10,157	Y	Y	2221 EAST LAKE SAMMAMISH PL SE
001	202506	9082	8/17/2004	\$ 686,000	1,600	1,600	8	1970	5	45,738	Y	N	2844 EAST LAKE SAMMAMISH PW NE
001	322506	9046	3/2/2003	\$ 640,000	1,820	0	8	1968	3	10,300	Y	Y	229 EAST LAKE SAMMAMISH PW SE
001	192506	9004	4/1/2004	\$ 458,500	1,930	0	8	1964	3	22,800	Y	N	3458 EAST LAKE SAMMAMISH PW NE
001	892010	0077	3/1/2004	\$1,050,000	2,000	2,000	8	1969	3	11,830	Y	Y	2317 EAST LAKE SAMMAMISH PL SE
001	892010	0100	4/8/2003	\$ 930,000	2,320	2,320	8	1964	3	13,184	Y	Y	2127 EAST LAKE SAMMAMISH PL SE
001	173870	0141	6/10/2003	\$1,161,000	2,490	0	8	1984	3	13,000	Y	Y	259 EAST LAKE SAMMAMISH LN NE
001	072406	9100	2/13/2003	\$ 532,000	2,840	0	8	1989	3	23,963	Y	N	2504 191ST CT SE

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	322506	9059	5/20/2003	\$1,295,000	2,960	0	8	1958	5	20,175	Y	Y	169 EAST LAKE SAMMAMISH PW SE
001	202506	9018	2/17/2004	\$ 560,000	2,970	0	8	1990	3	22,040	Y	N	2662 EAST LAKE SAMMAMISH PW NE
001	077710	0040	7/28/2004	\$1,240,625	1,390	1,360	9	1991	3	10,725	Y	Y	635 EAST LAKE SAMMAMISH LN NE
001	892010	0102	6/11/2003	\$ 760,000	1,550	1,550	9	1967	3	8,910	Y	N	2115 EAST LAKE SAMMAMISH PL SE
001	892010	0070	5/10/2004	\$1,220,000	2,550	960	9	1991	3	11,160	Y	Y	2325 EAST LAKE SAMMAMISH PL SE
001	892010	0099	10/9/2003	\$ 730,000	2,680	870	9	1995	3	8,050	Y	N	2111 EAST LAKE SAMMAMISH PL SE
001	202506	9114	8/23/2004	\$1,552,500	3,260	0	9	1995	3	5,866	Y	Y	2927 EAST LAKE SAMMAMISH PW NE
001	202506	9087	8/10/2004	\$ 599,000	3,420	0	9	1980	3	56,844	Y	N	19930 NE 30TH CT
001	062406	9043	1/17/2003	\$ 950,000	1,670	860	10	1990	4	6,925	Y	Y	1221 EAST LAKE SAMMAMISH SHORE LN SE
001	292506	9032	1/12/2004	\$ 750,000	2,530	1,400	10	1991	3	24,000	Y	N	20235 NE 18TH PL
001	192506	9044	2/19/2003	\$1,150,000	2,660	0	10	1992	4	11,450	Y	Y	3457 EAST LAKE SAMMAMISH LN NE
001	172406	9047	9/5/2003	\$1,250,000	2,750	950	10	2003	3	3,312	Y	Y	4035 EAST LAKE SAMMAMISH SHORE LN SE
001	192506	9113	9/16/2003	\$1,345,000	3,110	0	10	1994	3	9,661	Y	Y	3671 EAST LAKE SAMMAMISH PW NE
001	072406	9094	6/25/2003	\$ 990,000	3,130	1,100	10	2000	3	11,046	Y	N	2515 191ST CT SE
001	202506	9121	2/18/2003	\$ 799,950	3,230	0	10	1994	3	31,798	Y	N	19605 NE 33RD PL
001	292506	9028	2/12/2004	\$ 686,000	3,230	950	10	1991	3	17,930	Y	N	20224 NE 18TH PL
001	292506	9034	6/24/2003	\$ 650,000	3,280	0	10	1994	3	35,960	Y	N	20230 NE 18TH PL
001	012450	0030	1/14/2004	\$ 875,000	3,370	0	10	1988	3	9,445	Y	N	4227 206TH AV SE
001	182506	9073	5/24/2004	\$ 968,000	3,500	0	10	2000	3	19,840	Y	N	18635 NE 53RD ST
001	192506	9023	7/30/2004	\$1,950,000	3,530	0	10	1993	3	11,130	Y	Y	3433 EAST LAKE SAMMAMISH SHORE LN NE
001	072406	9106	9/8/2004	\$1,036,958	3,570	950	10	1999	3	17,392	Y	N	2516 191ST CT SE

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	292506	9033	9/17/2004	\$ 732,500	3,790	0	10	1996	3	28,875	Y	N	20237 NE 18TH PL
001	012450	0080	6/24/2003	\$1,659,000	4,030	0	10	1987	3	12,081	Y	Y	4261 206TH AV SE
001	752675	0110	10/2/2003	\$ 580,000	2,320	1,010	11	1994	3	18,451	Y	N	1665 204TH AV NE
001	752675	0120	1/24/2003	\$ 570,000	2,320	1,010	11	1994	3	17,479	Y	N	1661 204TH AV NE
001	072406	9055	4/4/2003	\$1,985,000	2,400	1,610	11	2002	3	15,994	Y	Y	2419 EAST LAKE SAMMAMISH PL SE
001	752675	0060	12/16/2003	\$ 680,000	3,380	0	11	1994	3	18,636	Y	N	1646 204TH AV NE
001	752675	0160	8/4/2004	\$ 740,000	3,400	0	11	1993	3	25,353	Y	N	1629 204TH AV NE
001	752675	0100	9/8/2003	\$ 697,000	3,480	0	11	1993	3	16,716	Y	N	1664 204TH AV NE
001	077710	0075	6/18/2003	\$1,250,000	3,670	0	11	1990	3	7,875	Y	Y	605 EAST LAKE SAMMAMISH LN NE
001	062406	9051	6/18/2004	\$1,590,000	3,690	420	11	1991	3	7,450	Y	Y	1631 EAST LAKE SAMMAMISH PL SE
001	202506	9124	4/17/2003	\$ 850,000	3,950	0	11	2000	3	20,915	N	N	19916 NE 30TH CT
001	062406	9030	7/27/2004	\$1,500,000	4,050	0	11	1991	3	7,700	Y	Y	1225 EAST LAKE SAMMAMISH SHORE LN SE
001	202506	9117	9/22/2003	\$2,200,000	3,880	1,680	12	1997	3	9,218	Y	Y	2819 EAST LAKE SAMMAMISH PW NE
001	192506	9002	1/29/2003	\$2,900,000	4,340	2,720	12	1999	3	13,573	Y	Y	3867 EAST LAKE SAMMAMISH PW NE
001	292506	9022	4/16/2003	\$3,150,000	4,880	0	12	1992	3	29,834	Y	Y	1723 EAST LAKE SAMMAMISH PW NE
006	720000	0953	12/4/2003	\$ 225,000	860	0	6	1940	4	7,000	N	N	17050 NE 95TH ST
006	362605	9025	8/20/2004	\$ 272,000	1,050	0	6	1947	4	24,600	N	N	17835 NE 116TH ST
006	720200	0160	9/16/2004	\$ 380,000	810	750	7	1972	4	7,200	N	N	15817 NE 112TH ST
006	720200	0120	3/17/2003	\$ 263,000	820	780	7	1973	3	7,200	N	N	15814 NE 111TH CT
006	720200	0140	8/13/2003	\$ 269,950	820	930	7	1971	4	8,100	N	N	11135 159TH AV NE
006	719935	0420	8/20/2003	\$ 259,750	880	520	7	1981	4	6,825	N	N	10612 161ST AV NE
006	719936	0310	6/6/2003	\$ 268,500	880	630	7	1980	4	7,383	N	N	16121 NE 109TH ST
006	719935	0150	4/18/2003	\$ 285,000	880	630	7	1980	4	12,000	N	N	16120 NE 105TH CT
006	549020	0410	6/16/2004	\$ 246,000	910	0	7	1970	4	8,262	N	N	16803 NE 107TH ST
006	886170	0040	11/19/2004	\$ 300,652	960	530	7	1977	3	10,275	N	N	16109 NE 99TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	358522	0540	7/11/2003	\$ 235,000	960	0	7	1968	3	7,500	N	N	10431 170TH AV NE
006	719935	0320	5/20/2004	\$ 321,000	970	420	7	1980	4	7,210	N	N	10501 160TH CT NE
006	719936	0330	12/10/2004	\$ 330,000	980	320	7	1980	4	7,208	N	N	16205 NE 109TH ST
006	549020	0740	9/24/2004	\$ 268,500	980	0	7	1968	4	7,210	N	N	17014 NE 106TH ST
006	549020	0120	5/25/2004	\$ 237,500	980	0	7	1968	3	7,350	N	N	17009 NE 106TH ST
006	720000	1559	5/15/2003	\$ 250,500	980	0	7	1967	4	9,375	N	N	8811 172ND AV NE
006	719935	0410	4/16/2003	\$ 275,000	990	460	7	1981	4	7,560	N	N	10604 161ST AV NE
006	720200	0210	7/6/2004	\$ 266,000	990	0	7	1969	4	5,525	N	N	11106 158TH AV NE
006	358522	0450	2/24/2004	\$ 236,000	990	0	7	1968	4	8,625	N	N	16808 NE 104TH CT
006	660070	0050	12/16/2004	\$ 289,000	1,000	0	7	1980	4	6,460	N	N	17020 NE 93RD CT
006	719936	0480	12/15/2004	\$ 335,900	1,000	440	7	1980	4	8,208	N	N	10905 161ST AV NE
006	719936	0420	9/10/2004	\$ 340,000	1,000	700	7	1980	4	7,770	N	N	16110 NE 109TH ST
006	719936	0160	5/20/2004	\$ 279,000	1,000	440	7	1980	4	7,085	N	N	16135 NE 108TH CT
006	719936	0270	5/11/2004	\$ 317,000	1,000	440	7	1980	4	6,278	N	N	16102 NE 108TH CT
006	719936	0160	5/16/2003	\$ 225,000	1,000	440	7	1980	4	7,085	N	N	16135 NE 108TH CT
006	719936	0440	5/13/2003	\$ 259,950	1,000	440	7	1980	4	8,112	N	N	10937 161ST AV NE
006	719920	0060	2/24/2004	\$ 243,600	1,000	0	7	1969	3	9,085	N	N	10212 162ND AV NE
006	719910	0190	7/21/2004	\$ 263,000	1,000	0	7	1968	3	8,000	N	N	10115 162ND PL NE
006	719920	0070	5/30/2003	\$ 230,000	1,000	0	7	1968	3	9,200	N	N	10204 162ND AV NE
006	358522	0330	12/6/2004	\$ 323,700	1,010	630	7	1968	4	7,280	N	N	10415 168TH AV NE
006	358522	0310	6/25/2003	\$ 274,950	1,010	1,010	7	1968	3	7,200	N	N	10427 168TH AV NE
006	337880	0090	9/20/2004	\$ 306,950	1,020	520	7	1962	4	7,150	N	N	9625 164TH AV NE
006	720155	0080	4/7/2003	\$ 282,000	1,040	960	7	1977	3	9,800	N	N	9227 169TH PL NE
006	944780	0010	4/20/2004	\$ 307,350	1,040	480	7	1974	3	8,400	N	N	9108 171ST AV NE
006	886150	0100	7/28/2003	\$ 308,000	1,060	440	7	1981	3	10,336	N	N	8502 169TH PL NE
006	719933	0060	6/22/2004	\$ 230,000	1,070	0	7	1978	4	7,000	N	N	10829 157TH AV NE
006	719933	0210	6/5/2003	\$ 235,000	1,070	0	7	1978	3	7,500	N	N	10918 158TH CT NE
006	720000	1060	3/17/2003	\$ 259,950	1,070	0	7	1966	3	11,869	N	N	16940 NE 92ND ST
006	719935	0570	6/18/2004	\$ 308,000	1,080	460	7	1981	4	6,231	N	N	16122 NE 107TH WY
006	719930	0050	7/9/2004	\$ 302,007	1,080	440	7	1977	3	9,500	N	N	10214 161ST PL NE

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	719930	0220	8/27/2003	\$ 278,000	1,080	310	7	1977	3	7,360	N	N	16107 NE 103RD ST
006	719930	0180	8/26/2003	\$ 275,000	1,080	310	7	1977	4	7,800	N	N	10215 161ST PL NE
006	719930	0150	6/25/2003	\$ 283,500	1,080	350	7	1977	3	7,875	N	N	10121 161ST PL NE
006	549020	0430	6/23/2004	\$ 260,000	1,080	0	7	1972	3	5,980	N	N	16811 NE 107TH ST
006	613840	0160	9/29/2004	\$ 315,500	1,080	770	7	1963	4	8,820	N	N	16725 NE 98TH PL
006	864500	0060	3/24/2004	\$ 299,000	1,090	430	7	1981	4	12,797	N	N	16023 NE 112TH ST
006	720190	0300	9/5/2003	\$ 261,000	1,090	750	7	1976	3	7,210	N	N	11121 156TH PL NE
006	720190	0110	4/28/2003	\$ 295,450	1,090	750	7	1976	3	7,000	N	N	15715 NE 111TH ST
006	720180	0160	9/22/2004	\$ 305,000	1,090	750	7	1975	3	6,400	N	N	15705 NE 110TH ST
006	720200	0040	6/13/2003	\$ 271,000	1,090	750	7	1975	3	7,488	N	N	11120 159TH AV NE
006	720200	0010	3/19/2003	\$ 274,900	1,090	750	7	1975	3	9,240	N	N	11138 159TH AV NE
006	613860	0070	7/29/2004	\$ 293,000	1,090	0	7	1967	4	9,100	N	N	9511 169TH AV NE
006	719930	0110	10/28/2003	\$ 299,950	1,100	440	7	1977	3	8,250	N	N	10014 161ST PL NE
006	549021	0510	5/1/2003	\$ 299,450	1,100	430	7	1977	3	12,765	N	N	10602 165TH PL NE
006	019360	0290	8/19/2003	\$ 267,500	1,100	700	7	1968	3	9,747	N	N	9322 166TH PL NE
006	337870	0060	4/13/2004	\$ 280,000	1,100	620	7	1959	3	9,180	N	N	16440 NE 99TH ST
006	613840	0250	7/16/2004	\$ 329,750	1,110	790	7	1964	3	8,540	N	N	16812 NE 97TH ST
006	719910	0180	12/10/2004	\$ 285,000	1,120	0	7	1968	4	7,440	N	N	10109 162ND PL NE
006	719730	0015	9/13/2004	\$ 309,950	1,120	0	7	1960	4	9,450	N	N	9025 171ST AV NE
006	886150	0030	5/21/2004	\$ 350,000	1,130	730	7	1982	4	10,260	N	N	8615 169TH PL NE
006	719935	0450	3/17/2003	\$ 263,000	1,130	380	7	1981	3	7,575	N	N	10633 161ST CT NE
006	549020	0560	12/19/2003	\$ 235,000	1,130	0	7	1969	4	7,360	N	N	10611 170TH CT NE
006	337890	0090	5/28/2003	\$ 235,000	1,130	120	7	1962	3	11,680	N	N	9745 166TH AV NE
006	719935	0120	10/4/2004	\$ 281,600	1,140	0	7	1980	4	10,200	N	N	16144 NE 105TH CT
006	719935	0140	7/14/2003	\$ 264,100	1,140	0	7	1980	3	10,200	N	N	16128 NE 105TH CT
006	719935	0380	6/12/2003	\$ 247,500	1,140	0	7	1980	3	7,210	N	N	16049 NE 106TH ST
006	719933	0200	8/20/2003	\$ 297,500	1,140	580	7	1978	3	7,210	N	N	10912 158TH CT NE
006	719933	0050	6/25/2003	\$ 291,000	1,140	580	7	1978	4	7,896	N	N	10837 157TH AV NE
006	719933	0080	5/12/2003	\$ 314,950	1,140	660	7	1978	4	27,000	N	N	10819 157TH AV NE
006	719933	0330	4/23/2003	\$ 267,500	1,140	580	7	1978	4	8,025	N	N	10936 157TH CT NE

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	719933	0430	4/28/2004	\$ 225,000	1,140	580	7	1977	4	8,000	N	N	10927 156TH CT NE
006	549020	0220	4/7/2004	\$ 312,500	1,140	1,010	7	1970	4	7,560	N	N	10616 171ST AV NE
006	019360	0010	6/7/2004	\$ 342,000	1,140	1,010	7	1967	3	10,450	N	N	16603 NE 92ND ST
006	188820	0040	6/9/2003	\$ 310,000	1,140	1,090	7	1964	4	9,000	N	N	8820 171ST AV NE
006	549020	0030	11/24/2004	\$ 240,000	1,150	930	7	1968	3	7,350	N	N	16809 NE 106TH ST
006	720000	1556	3/20/2003	\$ 343,000	1,150	1,110	7	1967	4	11,000	N	N	8805 172ND AV NE
006	549020	0810	3/4/2003	\$ 255,000	1,160	0	7	1969	4	7,125	N	N	10612 169TH AV NE
006	719931	0290	6/12/2003	\$ 300,000	1,170	550	7	1978	3	7,800	N	N	10337 162ND PL NE
006	719934	0420	7/15/2004	\$ 320,750	1,180	860	7	1980	4	8,800	N	N	10818 160TH AV NE
006	719932	0090	7/26/2004	\$ 283,000	1,180	840	7	1978	3	7,350	N	N	15731 NE 105TH CT
006	719932	0290	7/25/2003	\$ 310,000	1,180	800	7	1978	3	10,416	N	N	15808 NE 106TH ST
006	719730	0055	12/8/2004	\$ 345,000	1,180	360	7	1976	4	9,450	N	N	9116 170TH AV NE
006	549020	0550	3/17/2003	\$ 255,700	1,180	0	7	1968	4	7,520	N	N	10618 169TH AV NE
006	613840	0070	9/22/2004	\$ 299,900	1,180	570	7	1963	3	9,100	N	N	16712 NE 98TH PL
006	719930	0400	5/28/2003	\$ 298,000	1,190	780	7	1975	4	8,250	N	N	16114 NE 103RD ST
006	549020	0610	12/9/2003	\$ 256,000	1,190	0	7	1969	4	8,400	N	N	10612 170TH CT NE
006	549020	0110	3/26/2004	\$ 252,000	1,190	0	7	1968	4	8,000	N	N	17003 NE 106TH ST
006	719933	0040	9/20/2004	\$ 249,000	1,200	0	7	1978	3	7,990	N	N	15627 NE 109TH ST
006	549021	0060	11/19/2003	\$ 295,000	1,200	840	7	1977	4	7,980	N	N	16615 NE 106TH ST
006	337910	0030	6/10/2004	\$ 284,000	1,200	0	7	1969	3	9,375	N	N	10416 171ST AV NE
006	947520	0320	3/12/2004	\$ 333,500	1,200	600	7	1969	3	8,750	N	N	16713 NE 91ST ST
006	613840	0230	9/25/2003	\$ 320,000	1,200	570	7	1964	3	8,540	N	N	16728 NE 97TH ST
006	052800	0110	10/15/2003	\$ 303,000	1,210	0	7	1955	4	12,730	N	N	16677 NE 88TH ST
006	719930	0120	6/14/2004	\$ 282,500	1,220	0	7	1977	4	7,275	N	N	10015 161ST PL NE
006	002352	0730	3/6/2003	\$ 295,000	1,220	500	7	1977	3	10,625	N	N	16622 NE 108TH ST
006	719930	0430	11/17/2004	\$ 290,000	1,220	440	7	1975	3	8,250	N	N	16136 NE 103RD ST
006	332775	0050	5/16/2003	\$ 257,000	1,220	0	7	1968	3	7,275	N	N	9901 167TH AV NE
006	613840	0010	3/17/2003	\$ 245,000	1,220	0	7	1966	4	9,360	N	N	16608 NE 97TH ST
006	052800	0025	2/19/2004	\$ 295,000	1,220	1,220	7	1961	4	12,635	N	N	16713 NE 87TH ST
006	720585	0010	6/22/2004	\$ 290,000	1,230	0	7	1981	3	11,316	N	N	16020 NE 99TH ST

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	864500	0040	7/30/2003	\$ 283,900	1,230	0	7	1981	4	12,038	N	N	16039 NE 112TH ST
006	549021	0270	9/8/2003	\$ 289,900	1,240	910	7	1977	3	8,000	N	N	16604 NE 107TH ST
006	549020	0660	5/19/2003	\$ 260,000	1,240	0	7	1968	4	5,229	N	N	10606 171ST CT NE
006	710560	0010	1/20/2004	\$ 265,000	1,240	0	7	1967	3	11,016	N	N	16630 NE 89TH ST
006	549021	0390	7/2/2004	\$ 335,000	1,250	460	7	1977	4	7,000	N	N	10627 164TH AV NE
006	720190	0370	10/21/2004	\$ 294,900	1,250	0	7	1975	4	6,975	N	N	15610 NE 112TH ST
006	720000	1260	10/20/2003	\$ 286,139	1,250	0	7	1969	4	8,750	N	N	8921 171ST AV NE
006	150820	0260	10/13/2003	\$ 270,450	1,250	0	7	1969	3	9,419	Y	N	8003 172ND AV NE
006	720000	1260	8/5/2003	\$ 235,000	1,250	0	7	1969	4	8,750	N	N	8921 171ST AV NE
006	358522	0250	9/18/2003	\$ 245,000	1,250	0	7	1968	4	7,200	N	N	16814 NE 105TH ST
006	002352	0360	3/20/2003	\$ 317,000	1,260	890	7	1979	3	11,220	N	N	16403 NE 111TH ST
006	719930	0270	11/13/2003	\$ 312,000	1,260	880	7	1977	3	7,300	N	N	10116 161ST AV NE
006	613840	0340	8/13/2004	\$ 300,000	1,260	1,000	7	1966	2	6,405	N	N	9517 168TH AV NE
006	337900	0040	6/17/2003	\$ 279,950	1,260	860	7	1966	3	8,560	N	N	9503 164TH AV NE
006	074200	0160	9/27/2004	\$ 305,000	1,260	250	7	1960	4	8,673	Y	N	8060 171ST AV NE
006	613850	0010	9/30/2003	\$ 299,500	1,270	600	7	1967	3	8,000	N	N	16927 NE 97TH ST
006	864500	0110	8/13/2004	\$ 370,000	1,280	980	7	1983	3	15,067	N	N	11339 161ST CT NE
006	719935	0520	7/21/2003	\$ 306,500	1,280	960	7	1981	4	7,344	N	N	10614 161ST CT NE
006	719935	0500	4/21/2003	\$ 340,000	1,280	910	7	1981	5	8,625	N	N	10602 161ST CT NE
006	719935	0350	9/27/2004	\$ 292,500	1,280	0	7	1980	3	5,600	N	N	10520 160TH CT NE
006	719730	0070	9/10/2004	\$ 309,000	1,280	0	7	1976	4	8,750	N	N	9022 170TH AV NE
006	719934	0260	3/17/2003	\$ 335,000	1,290	280	7	1981	4	7,700	N	N	10811 159TH CT NE
006	719931	0140	11/25/2003	\$ 268,000	1,290	550	7	1978	3	7,500	N	N	10307 163RD AV NE
006	720190	0320	11/30/2004	\$ 290,000	1,290	0	7	1976	3	7,210	N	N	11133 156TH PL NE
006	720190	0530	10/28/2004	\$ 299,500	1,290	0	7	1976	3	8,160	N	N	11109 159TH AV NE
006	720190	0430	10/21/2004	\$ 305,000	1,290	0	7	1976	4	7,455	N	N	11126 157TH AV NE
006	720200	0340	3/27/2004	\$ 278,000	1,290	0	7	1975	3	8,502	N	N	15832 NE 112TH ST
006	720000	1355	5/14/2004	\$ 364,000	1,300	970	7	1977	3	9,585	N	N	16805 NE 87TH ST
006	719930	0330	7/7/2004	\$ 320,950	1,300	880	7	1976	3	6,650	N	N	10115 161ST AV NE
006	358522	0600	10/18/2004	\$ 268,000	1,300	0	7	1968	3	7,500	N	N	16914 NE 104TH ST

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	358522	0190	8/10/2004	\$ 297,000	1,300	0	7	1968	4	7,650	N	N	10504 170TH AV NE
006	019360	0250	5/10/2004	\$ 287,500	1,300	0	7	1968	4	10,285	N	N	16620 NE 92ND ST
006	019360	0320	9/19/2003	\$ 265,000	1,300	0	7	1968	3	8,100	N	N	9306 166TH PL NE
006	147400	0010	9/26/2003	\$ 273,000	1,310	0	7	1976	4	8,400	N	N	9218 171ST AV NE
006	147400	0020	9/3/2003	\$ 267,500	1,310	0	7	1976	4	8,400	N	N	9210 171ST AV NE
006	150820	0040	4/17/2003	\$ 250,000	1,310	0	7	1969	3	9,547	N	N	8024 172ND AV NE
006	719934	0670	7/30/2003	\$ 293,200	1,320	550	7	1979	3	7,350	N	N	10905 159TH AV NE
006	002352	0880	3/25/2003	\$ 330,000	1,320	870	7	1977	3	9,600	N	N	10909 166TH PL NE
006	019360	0030	1/16/2004	\$ 272,600	1,320	0	7	1967	4	8,742	N	N	16615 NE 92ND ST
006	613840	0120	3/17/2003	\$ 246,000	1,320	0	7	1965	3	6,300	N	N	16742 NE 98TH PL
006	256136	0220	3/23/2004	\$ 385,000	1,330	540	7	1983	4	13,958	N	N	15703 NE 113TH CT
006	813500	0110	11/18/2003	\$ 295,000	1,330	0	7	1979	3	9,800	N	N	15631 NE 107TH CT
006	549022	0070	2/11/2003	\$ 277,500	1,330	410	7	1977	3	9,600	N	N	10716 167TH PL NE
006	150820	0110	1/2/2003	\$ 253,500	1,330	500	7	1970	3	11,695	N	N	8218 172ND AV NE
006	710560	0035	7/6/2004	\$ 341,000	1,330	1,330	7	1965	3	11,016	N	N	16724 NE 89TH ST
006	719730	0010	3/18/2003	\$ 237,500	1,330	0	7	1959	3	9,450	N	N	9015 171ST AV NE
006	719936	0040	12/30/2004	\$ 377,150	1,340	1,110	7	1980	4	8,148	N	N	16213 NE 107TH CT
006	719932	0270	11/10/2004	\$ 369,000	1,340	950	7	1978	3	6,760	N	N	10575 158TH AV NE
006	720000	1603	7/9/2004	\$ 334,000	1,350	0	7	1968	4	9,360	N	N	9024 171ST AV NE
006	719935	0400	9/24/2004	\$ 299,475	1,360	0	7	1980	3	6,750	N	N	16115 NE 106TH ST
006	719935	0400	7/22/2004	\$ 263,300	1,360	0	7	1980	3	6,750	N	N	16115 NE 106TH ST
006	002352	0230	2/12/2003	\$ 310,000	1,360	460	7	1978	4	8,325	N	N	10809 165TH PL NE
006	002352	0510	10/18/2004	\$ 349,000	1,360	490	7	1977	3	9,600	N	N	16615 NE 108TH ST
006	719930	0160	9/10/2003	\$ 257,000	1,360	0	7	1977	3	7,500	N	N	10129 161ST PL NE
006	719930	0210	9/3/2003	\$ 290,000	1,360	0	7	1977	4	7,700	N	N	16115 NE 103RD ST
006	002352	0750	4/7/2003	\$ 359,000	1,360	490	7	1977	4	9,605	N	N	10806 166TH PL NE
006	933240	0190	1/23/2004	\$ 330,000	1,360	510	7	1975	4	9,555	N	N	16716 NE 92ND ST
006	813500	0170	5/13/2003	\$ 299,990	1,370	450	7	1980	3	7,650	N	N	15642 NE 107TH CT
006	813500	0030	7/22/2004	\$ 350,000	1,370	400	7	1979	4	8,400	N	N	10640 157TH AV NE
006	549021	0230	12/29/2004	\$ 367,000	1,370	430	7	1977	3	7,000	N	N	16630 NE 107TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	358522	0430	9/7/2004	\$ 275,000	1,380	0	7	1968	3	11,132	N	N	16910 NE 104TH CT
006	337880	0250	7/15/2004	\$ 314,000	1,380	0	7	1961	4	7,350	N	N	16407 NE 97TH PL
006	719935	0590	12/13/2004	\$ 356,100	1,390	500	7	1981	3	8,250	N	N	16106 NE 107TH WY
006	719932	0550	7/15/2004	\$ 335,750	1,390	460	7	1977	3	7,700	N	N	10510 158TH AV NE
006	719910	0150	9/17/2003	\$ 243,000	1,390	0	7	1968	3	11,040	N	N	10012 163RD AV NE
006	613840	0550	4/24/2003	\$ 249,950	1,390	0	7	1966	3	8,775	N	N	16607 NE 97TH ST
006	002352	0310	5/20/2004	\$ 320,000	1,400	0	7	1978	4	9,600	N	N	10922 165TH PL NE
006	052800	0015	12/5/2003	\$ 342,450	1,400	760	7	1968	4	12,635	N	N	16625 NE 87TH ST
006	719932	0490	6/28/2004	\$ 322,000	1,410	580	7	1978	3	7,000	N	N	15814 NE 106TH CT
006	613840	0380	3/17/2004	\$ 320,500	1,410	1,060	7	1964	3	7,505	N	N	16725 NE 97TH ST
006	719932	0450	10/12/2004	\$ 300,000	1,420	530	7	1978	3	7,200	N	N	15829 NE 106TH ST
006	933240	0090	2/21/2003	\$ 302,500	1,420	800	7	1974	4	8,428	N	N	9304 168TH PL NE
006	719934	0550	11/22/2004	\$ 379,950	1,430	500	7	1979	3	6,650	N	N	10924 160TH CT NE
006	933240	0140	8/27/2003	\$ 280,000	1,430	820	7	1973	4	8,064	N	N	9408 168TH PL NE
006	719920	0230	9/21/2004	\$ 284,000	1,430	450	7	1968	3	7,144	N	N	10241 163RD AV NE
006	337860	0040	3/23/2004	\$ 250,000	1,440	0	7	1959	3	9,855	N	N	16566 NE 99TH ST
006	337860	0010	1/7/2004	\$ 229,500	1,440	0	7	1959	3	8,432	N	N	16563 NE 99TH ST
006	719934	0310	11/12/2003	\$ 295,000	1,450	650	7	1980	3	7,600	N	N	10818 159TH CT NE
006	149430	0130	7/17/2003	\$ 285,000	1,470	360	7	1980	3	8,465	N	N	8602 169TH CT NE
006	719910	0070	3/18/2003	\$ 260,000	1,500	0	7	1968	3	7,200	N	N	10108 163RD AV NE
006	613850	0090	3/12/2003	\$ 295,500	1,500	0	7	1967	4	6,960	N	N	16936 NE 97TH ST
006	337860	0030	11/28/2003	\$ 259,000	1,500	0	7	1959	3	9,180	N	N	16554 NE 99TH ST
006	719731	0050	11/10/2003	\$ 305,000	1,502	502	7	1976	4	9,600	N	N	16838 NE 89TH ST
006	337870	0180	10/13/2004	\$ 285,000	1,510	0	7	1959	3	8,775	N	N	16535 NE 99TH ST
006	719934	0200	11/22/2004	\$ 385,000	1,520	670	7	1981	4	7,410	N	N	15843 NE 107TH WY
006	362605	9078	10/1/2003	\$ 271,450	1,530	0	7	1975	4	10,890	N	N	17032 NE 107TH ST
006	549020	0440	6/7/2004	\$ 325,500	1,530	0	7	1998	3	6,615	N	N	16815 NE 107TH ST
006	358522	0100	5/23/2003	\$ 287,000	1,560	0	7	1968	3	7,300	N	N	10420 170TH AV NE
006	719932	0190	12/1/2003	\$ 322,000	1,600	870	7	1978	3	7,350	N	N	10511 158TH AV NE
006	719930	0200	3/4/2003	\$ 262,768	1,600	0	7	1977	3	8,800	N	N	10231 161ST PL NE

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	719730	0050	8/14/2003	\$ 265,000	1,610	0	7	1976	3	9,450	N	N	9126 170TH AV NE
006	710560	0069	3/18/2004	\$ 312,000	1,620	0	7	1997	3	9,405	N	N	16639 NE 89TH ST
006	337880	0050	3/16/2004	\$ 284,450	1,620	0	7	1960	4	8,680	N	N	9723 164TH AV NE
006	710560	0040	5/21/2004	\$ 345,000	1,640	730	7	1977	3	12,376	N	N	16732 NE 89TH ST
006	719934	0270	4/21/2003	\$ 354,500	1,660	900	7	1980	4	7,200	N	N	10819 159TH CT NE
006	549020	0490	8/18/2003	\$ 248,000	1,670	0	7	1969	3	7,990	N	N	16824 NE 106TH ST
006	719934	0170	12/20/2004	\$ 425,000	1,680	1,010	7	1981	4	7,216	N	N	15927 NE 107TH WY
006	002352	0870	7/11/2003	\$ 355,000	1,680	950	7	1977	4	9,600	N	N	10917 166TH PL NE
006	720000	1306	8/19/2003	\$ 369,000	1,690	1,270	7	1979	3	10,800	N	N	16910 NE 88TH ST
006	719932	0680	8/27/2004	\$ 349,900	1,690	860	7	1978	3	7,350	N	N	15922 NE 106TH CT
006	719932	0340	11/25/2003	\$ 343,000	1,690	1,030	7	1978	3	8,120	N	N	15844 NE 106TH ST
006	719930	0390	1/21/2003	\$ 266,990	1,700	0	7	1977	4	8,250	N	N	16106 NE 103RD ST
006	813500	0150	2/13/2004	\$ 331,500	1,730	0	7	1980	4	6,000	N	N	15626 NE 107TH CT
006	864500	0170	3/26/2004	\$ 370,000	1,740	0	7	1983	4	14,443	N	N	11336 161ST CT NE
006	719931	0200	5/18/2004	\$ 335,000	1,790	0	7	1976	3	7,000	N	N	10328 162ND PL NE
006	719931	0200	9/8/2003	\$ 270,000	1,790	0	7	1976	3	7,000	N	N	10328 162ND PL NE
006	864500	0190	6/5/2003	\$ 330,000	1,810	0	7	1983	3	14,512	N	N	11220 161ST CT NE
006	895020	0010	5/12/2004	\$ 325,000	1,820	350	7	1973	3	11,760	N	N	8502 171ST AV NE
006	933240	0160	11/18/2004	\$ 405,000	1,840	780	7	1975	4	8,400	N	N	16820 NE 92ND ST
006	074200	0120	9/2/2003	\$ 356,750	1,910	1,030	7	1979	4	8,400	Y	N	8209 171ST AV NE
006	886150	0065	9/23/2004	\$ 373,000	2,020	0	7	1984	4	10,260	N	N	8714 169TH PL NE
006	947520	0210	6/30/2004	\$ 329,500	2,030	0	7	1969	3	8,352	N	N	9120 168TH PL NE
006	719932	0370	1/3/2003	\$ 295,000	2,050	0	7	1978	3	7,350	N	N	15922 NE 106TH ST
006	052800	0115	4/13/2004	\$ 345,466	2,060	0	7	1956	4	19,440	N	N	16680 NE 88TH ST
006	719730	0080	6/20/2003	\$ 365,000	2,280	0	7	1995	4	17,100	N	N	9003 171ST AV NE
006	710560	0065	10/6/2003	\$ 361,450	2,310	1,220	7	1964	3	11,424	N	N	16643 NE 89TH ST
006	947520	0020	8/11/2003	\$ 329,000	2,380	1,280	7	1969	3	10,058	N	N	16602 NE 91ST ST
006	719900	0250	9/3/2003	\$ 325,000	2,410	0	7	1968	4	8,625	N	N	10006 162ND AV NE
006	755875	0390	5/26/2004	\$ 336,000	1,040	570	8	1978	4	9,020	N	N	9609 171ST AV NE
006	219331	0170	12/4/2004	\$ 340,000	1,130	290	8	1984	3	7,662	N	N	18323 NE 105TH CT

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	219331	0250	5/6/2004	\$ 339,000	1,190	470	8	1984	4	7,364	N	N	18324 NE 105TH CT
006	362605	9119	11/8/2004	\$ 325,000	1,200	570	8	1980	3	7,405	N	N	16802 NE 100TH ST
006	886031	0070	10/22/2003	\$ 336,500	1,200	910	8	1977	3	9,800	N	N	9727 159TH PL NE
006	886031	0210	6/25/2003	\$ 295,000	1,220	890	8	1977	3	9,240	N	N	15916 NE 98TH ST
006	721130	0300	4/1/2004	\$ 325,000	1,220	520	8	1976	4	8,100	N	N	16410 NE 105TH ST
006	721130	0090	12/8/2003	\$ 310,700	1,220	950	8	1976	4	7,245	N	N	16412 NE 105TH PL
006	150821	0190	6/7/2004	\$ 357,000	1,220	1,050	8	1975	3	11,115	N	N	17101 NE 84TH ST
006	150821	0010	5/20/2003	\$ 285,000	1,220	570	8	1975	3	9,310	N	N	8617 172ND AV NE
006	721130	0150	4/16/2003	\$ 285,000	1,220	900	8	1975	4	7,875	N	N	10507 164TH AV NE
006	219331	0610	10/21/2004	\$ 352,000	1,230	380	8	1983	4	10,164	N	N	18315 NE 103RD CT
006	184275	0100	11/22/2004	\$ 409,500	1,230	860	8	1977	4	11,050	N	N	16417 NE 98TH CT
006	150821	0230	2/21/2003	\$ 281,000	1,230	570	8	1974	3	6,875	N	N	17117 NE 84TH ST
006	219333	0160	8/11/2003	\$ 350,000	1,260	680	8	1987	3	9,063	Y	N	10013 181ST AV NE
006	219331	0590	6/30/2004	\$ 360,000	1,270	250	8	1983	4	9,957	N	N	10325 184TH AV NE
006	219334	0270	5/11/2004	\$ 374,900	1,280	470	8	1985	3	9,385	Y	N	17804 NE 100TH CT
006	150820	0170	6/8/2004	\$ 280,000	1,280	570	8	1969	4	7,350	N	N	8209 172ND AV NE
006	362605	9037	9/17/2003	\$ 295,000	1,300	1,000	8	1977	3	12,632	N	N	16726 NE 100TH ST
006	219331	0180	9/20/2004	\$ 335,000	1,310	470	8	1982	3	7,797	N	N	18317 NE 105TH CT
006	726490	0065	11/5/2003	\$ 362,500	1,310	950	8	1979	3	8,470	N	N	17105 NE 96TH ST
006	002350	0050	3/17/2004	\$ 320,000	1,310	680	8	1975	3	6,500	N	N	16701 NE 101ST PL
006	149430	0050	12/1/2003	\$ 290,050	1,320	620	8	1980	3	8,400	N	N	8611 169TH CT NE
006	886031	0110	1/15/2003	\$ 326,245	1,320	1,320	8	1977	3	8,750	N	N	16011 NE 97TH ST
006	721130	0050	7/13/2004	\$ 339,000	1,330	450	8	1976	4	7,245	N	N	16436 NE 105TH PL
006	720585	0110	5/13/2004	\$ 364,000	1,360	450	8	1981	4	8,000	N	N	9918 159TH PL NE
006	720585	0030	7/10/2003	\$ 324,900	1,370	290	8	1980	4	10,140	Y	N	16001 NE 99TH ST
006	215650	0370	8/24/2004	\$ 396,000	1,370	560	8	1977	4	8,050	N	N	16829 NE 101ST PL
006	886031	0220	8/14/2003	\$ 317,000	1,370	1,000	8	1977	3	10,320	N	N	15910 NE 98TH ST
006	219331	0470	1/2/2004	\$ 379,500	1,380	900	8	1982	3	7,357	N	N	10710 183RD AV NE
006	886030	0210	2/20/2004	\$ 315,000	1,380	1,040	8	1975	3	11,919	N	N	9722 163RD AV NE
006	886030	0010	12/10/2003	\$ 337,000	1,380	960	8	1975	4	8,400	N	N	16032 NE 98TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	219334	0220	1/27/2003	\$ 337,300	1,390	310	8	1984	3	9,649	N	N	17815 NE 101ST CT
006	219331	0350	9/8/2003	\$ 278,000	1,390	0	8	1983	3	6,991	N	N	10626 183RD CT NE
006	886030	0360	4/27/2003	\$ 297,500	1,390	780	8	1976	3	9,960	N	N	9716 162ND AV NE
006	150821	0300	2/27/2004	\$ 342,500	1,390	390	8	1974	4	8,475	N	N	8321 172ND AV NE
006	219330	0020	12/12/2003	\$ 382,900	1,400	600	8	1980	4	8,700	N	N	10311 177TH AV NE
006	002350	0240	1/29/2003	\$ 265,000	1,400	0	8	1975	3	7,350	N	N	10236 168TH PL NE
006	219333	0110	8/13/2003	\$ 375,500	1,410	680	8	1987	3	8,054	N	N	17911 NE 101ST CT
006	571120	0070	6/11/2004	\$ 368,500	1,420	830	8	1995	3	6,825	Y	N	15615 NE 106TH CT
006	219333	0130	11/9/2004	\$ 435,000	1,420	620	8	1986	3	7,514	Y	N	17921 NE 101ST CT
006	219332	0010	9/16/2003	\$ 332,000	1,420	500	8	1984	3	8,266	N	N	10523 181ST AV NE
006	726490	0030	7/21/2004	\$ 385,000	1,420	1,010	8	1979	4	8,846	N	N	9550 172ND AV NE
006	219333	0150	10/14/2004	\$ 409,500	1,440	670	8	1987	3	9,018	N	N	18007 NE 101ST CT
006	720585	0120	11/12/2003	\$ 305,000	1,440	680	8	1983	4	11,500	N	N	9907 159TH PL NE
006	215650	0200	4/1/2004	\$ 399,500	1,440	0	8	1977	4	7,650	N	N	17018 NE 101ST PL
006	219331	0370	5/2/2003	\$ 289,995	1,480	0	8	1983	3	9,106	N	N	10612 183RD CT NE
006	346190	0150	12/15/2004	\$ 356,000	1,490	600	8	1978	3	8,510	N	N	16219 NE 95TH CT
006	215650	0350	11/9/2004	\$ 419,500	1,510	830	8	1977	3	7,440	N	N	10012 168TH PL NE
006	721130	0200	11/20/2003	\$ 283,500	1,510	880	8	1975	3	7,350	N	N	16405 NE 105TH ST
006	886030	0530	4/23/2003	\$ 314,000	1,510	650	8	1975	3	13,680	N	N	16030 NE 97TH ST
006	720585	0140	11/11/2004	\$ 406,000	1,520	1,400	8	1981	4	10,285	N	N	9833 159TH PL NE
006	219330	0220	3/27/2003	\$ 285,800	1,520	0	8	1980	3	8,580	N	N	17817 NE 103RD CT
006	886031	0230	8/27/2004	\$ 338,000	1,520	780	8	1977	3	12,300	N	N	9806 159TH PL NE
006	215650	0020	7/30/2004	\$ 385,000	1,530	840	8	1977	4	9,500	N	N	10018 169TH AV NE
006	150821	0510	7/28/2003	\$ 300,000	1,530	0	8	1976	4	8,750	N	N	8518 172ND AV NE
006	219331	0310	8/25/2003	\$ 320,500	1,540	290	8	1984	3	7,509	N	N	10625 184TH AV NE
006	920150	0020	6/29/2004	\$ 358,715	1,540	690	8	1979	3	12,502	Y	N	7815 172ND PL NE
006	352605	9033	8/21/2003	\$ 365,000	1,560	820	8	1975	3	32,090	Y	N	10612 157TH AV NE
006	219334	0450	11/15/2004	\$ 348,715	1,570	0	8	1984	3	7,500	N	N	10124 179TH AV NE
006	219330	0470	6/14/2004	\$ 425,000	1,570	910	8	1984	3	10,800	Y	N	18208 NE 102ND CT
006	215650	0010	6/23/2003	\$ 325,000	1,570	1,030	8	1977	3	8,835	N	N	16912 NE 100TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	720000	1307	11/2/2004	\$ 380,000	1,570	1,130	8	1969	4	10,890	N	N	16828 NE 88TH ST
006	219330	0410	6/9/2004	\$ 375,000	1,580	510	8	1981	3	11,676	N	N	10312 181ST AV NE
006	571120	0130	5/13/2004	\$ 372,000	1,590	0	8	1993	4	7,529	N	N	15642 NE 106TH CT
006	150821	0500	5/14/2004	\$ 355,000	1,590	800	8	1976	4	8,375	N	N	8512 172ND AV NE
006	002350	0010	10/20/2003	\$ 324,900	1,590	680	8	1975	3	9,200	N	N	10115 167TH PL NE
006	886030	0020	6/16/2003	\$ 288,000	1,590	1,030	8	1975	4	8,400	N	N	16106 NE 98TH ST
006	150821	0520	3/5/2004	\$ 319,000	1,600	0	8	1976	4	7,875	N	N	8602 172ND AV NE
006	219331	0410	4/14/2003	\$ 325,500	1,610	0	8	1983	4	9,372	N	N	10621 183RD CT NE
006	755875	0320	4/1/2003	\$ 315,000	1,610	280	8	1978	3	8,343	N	N	17001 NE 98TH CT
006	219331	0500	1/30/2003	\$ 285,000	1,640	0	8	1982	3	8,881	N	N	10614 184TH AV NE
006	721130	0020	12/27/2004	\$ 307,000	1,640	0	8	1974	3	8,100	N	N	10512 165TH PL NE
006	219331	0030	7/7/2003	\$ 296,000	1,660	0	8	1983	3	8,091	N	N	10417 181ST AV NE
006	219331	0550	6/23/2004	\$ 352,750	1,660	0	8	1982	3	9,783	N	N	10408 184TH AV NE
006	346190	0120	7/23/2003	\$ 325,000	1,660	520	8	1979	3	9,000	N	N	16117 NE 95TH CT
006	886150	0075	7/8/2004	\$ 348,000	1,680	0	8	1988	3	7,728	N	N	8620 169TH PL NE
006	886031	0180	2/5/2003	\$ 399,000	1,680	420	8	1978	4	9,480	N	N	15911 NE 98TH ST
006	886030	0110	7/12/2004	\$ 405,800	1,680	1,480	8	1975	4	7,200	N	N	16236 NE 98TH ST
006	720000	1553	5/20/2004	\$ 365,000	1,690	0	8	1987	4	21,868	N	N	8918 172ND AV NE
006	074200	0185	3/20/2003	\$ 432,200	1,690	790	8	1962	4	17,600	N	N	8300 171ST AV NE
006	074200	0090	11/12/2003	\$ 330,000	1,700	570	8	1978	4	11,250	Y	N	8020 170TH PL NE
006	721130	0180	9/3/2004	\$ 302,000	1,700	0	8	1974	3	7,350	N	N	10411 164TH AV NE
006	947520	0120	7/18/2003	\$ 300,000	1,720	1,070	8	1966	3	6,075	N	N	16711 NE 91ST PL
006	219331	0440	5/11/2004	\$ 385,000	1,730	0	8	1983	3	10,603	N	N	18308 NE 107TH ST
006	571120	0110	7/8/2003	\$ 342,000	1,750	0	8	1994	3	7,388	N	N	15626 NE 106TH CT
006	219334	0160	8/22/2003	\$ 355,000	1,770	0	8	1985	3	8,801	N	N	17823 NE 102ND CT
006	719700	0040	6/8/2004	\$ 354,000	1,770	0	8	1979	4	8,470	N	N	17125 NE 98TH CT
006	219334	0460	7/17/2003	\$ 350,000	1,780	0	8	1985	3	7,500	N	N	10202 179TH AV NE
006	886030	0190	5/25/2003	\$ 310,000	1,780	590	8	1975	3	9,785	N	N	9736 163RD AV NE
006	219330	0630	5/16/2003	\$ 315,500	1,800	430	8	1980	3	13,354	N	N	10322 184TH AV NE
006	755875	0130	7/23/2004	\$ 340,000	1,810	0	8	1979	3	14,375	N	N	9816 170TH PL NE

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	755875	0120	3/4/2004	\$ 331,500	1,810	380	8	1978	4	8,188	N	N	17003 NE 99TH CT
006	219330	0660	11/8/2004	\$ 350,500	1,850	0	8	1981	3	14,725	N	N	10209 184TH AV NE
006	736630	0380	10/25/2004	\$ 385,000	1,860	0	8	2001	3	4,112	N	N	11578 179TH CT NE
006	736630	0370	9/17/2004	\$ 370,000	1,860	0	8	2001	3	3,696	N	N	11574 179TH CT NE
006	736630	0370	9/17/2004	\$ 370,000	1,860	0	8	2001	3	3,696	N	N	11574 179TH CT NE
006	219334	0300	7/16/2004	\$ 385,000	1,880	0	8	1985	3	8,439	N	N	17813 NE 100TH CT
006	755875	0230	2/11/2003	\$ 295,000	1,890	0	8	1979	3	8,586	N	N	17002 NE 98TH CT
006	755875	0070	8/18/2004	\$ 345,000	1,900	0	8	1979	3	8,800	N	N	16902 NE 99TH CT
006	726490	0075	11/25/2003	\$ 361,500	1,900	0	8	1979	4	8,470	N	N	17119 NE 96TH ST
006	150821	0490	4/29/2004	\$ 306,000	1,910	0	8	1976	3	8,750	N	N	8506 172ND AV NE
006	219331	0220	8/20/2003	\$ 300,000	1,990	0	8	1983	3	9,722	N	N	18208 NE 105TH CT
006	736630	0060	2/24/2003	\$ 354,550	2,020	0	8	2001	3	4,457	N	N	11445 179TH CT NE
006	236640	0090	7/18/2003	\$ 464,000	2,030	1,530	8	1980	3	41,000	N	N	11212 167TH CT NE
006	346190	0140	8/14/2003	\$ 324,950	2,040	0	8	1978	4	9,266	N	N	16209 NE 95TH CT
006	721130	0010	10/21/2004	\$ 350,000	2,040	0	8	1974	3	8,100	N	N	10506 165TH PL NE
006	219330	0560	8/7/2003	\$ 372,500	2,120	0	8	1981	3	11,375	N	N	18323 NE 102ND CT
006	736630	0260	3/26/2003	\$ 349,950	2,170	0	8	2002	3	4,453	N	N	11332 179TH CT NE
006	282800	0070	4/2/2003	\$ 379,950	2,180	0	8	2003	3	8,366	Y	N	15628 NE 106TH WY
006	736630	0050	7/25/2003	\$ 350,000	2,200	0	8	2001	3	4,642	N	N	11547 179TH CT NE
006	282800	0060	5/19/2003	\$ 424,950	2,230	0	8	2003	3	8,252	Y	N	15624 NE 106TH WY
006	219333	0090	4/26/2004	\$ 409,900	2,240	0	8	1988	4	8,434	N	N	17902 NE 101ST CT
006	885670	0470	5/14/2003	\$ 416,000	2,250	0	8	1981	3	20,500	N	N	15311 NE 110TH PL
006	282800	0020	3/10/2003	\$ 382,000	2,270	0	8	2003	3	6,117	N	N	15633 NE 106TH WY
006	362605	9063	4/22/2003	\$ 390,000	2,280	0	8	1989	3	8,421	N	N	10328 176TH AV NE
006	736630	0240	10/29/2004	\$ 418,950	2,300	0	8	2001	3	4,026	N	N	11324 179TH CT NE
006	736630	0120	9/30/2004	\$ 410,000	2,300	0	8	2001	3	4,078	N	N	11421 179TH CT NE
006	736630	0300	7/18/2003	\$ 379,000	2,300	0	8	2001	3	3,696	N	N	11442 179TH CT NE
006	755875	0380	3/24/2003	\$ 360,000	2,350	0	8	1978	3	9,020	N	N	9615 171ST AV NE
006	184275	0060	2/10/2003	\$ 335,000	2,350	0	8	1977	3	10,000	N	N	16504 NE 98TH CT
006	282800	0110	10/9/2003	\$ 415,427	2,390	0	8	2004	3	6,083	N	N	15644 NE 106TH WY

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	736630	0150	1/22/2003	\$ 372,500	2,390	0	8	2002	3	4,499	N	N	11547 179TH CT NE
006	219332	0290	4/28/2004	\$ 414,000	2,390	0	8	1984	3	9,325	N	N	18115 NE 108TH CT
006	184275	0070	6/9/2004	\$ 425,000	2,390	0	8	1977	4	10,200	N	N	16416 NE 98TH CT
006	282800	0100	10/7/2003	\$ 403,950	2,410	0	8	2004	3	6,147	N	N	15640 NE 106TH WY
006	282800	0030	3/3/2003	\$ 415,000	2,410	0	8	2003	3	6,743	N	N	15629 NE 106TH WY
006	219334	0250	6/24/2004	\$ 419,000	2,420	0	8	1987	3	9,402	Y	N	17818 NE 100TH CT
006	219331	0580	5/6/2003	\$ 429,000	2,420	0	8	1983	4	10,203	N	N	10331 184TH AV NE
006	720000	1701	3/3/2004	\$ 399,900	2,430	0	8	1997	4	12,690	N	N	9380 171ST AV NE
006	282800	0010	6/17/2003	\$ 403,000	2,440	0	8	2003	3	6,068	N	N	15637 NE 106TH WY
006	282800	0090	4/6/2003	\$ 425,000	2,510	0	8	2003	3	6,752	N	N	15636 NE 106TH WY
006	236640	0010	5/23/2003	\$ 399,950	2,510	0	8	1980	3	30,000	N	N	11518 167TH PL NE
006	282800	0050	9/2/2003	\$ 493,000	2,520	0	8	2003	3	7,593	Y	N	15621 NE 106TH WY
006	184239	0150	6/26/2003	\$ 434,900	2,540	0	8	1984	3	16,229	N	N	11310 163RD CT NE
006	184239	0160	7/23/2004	\$ 458,700	2,590	0	8	1984	4	17,029	N	N	11318 163RD CT NE
006	726490	0045	6/4/2003	\$ 377,000	2,610	0	8	1980	4	8,624	N	N	17128 NE 96TH ST
006	885670	0260	7/7/2003	\$ 459,000	2,650	0	8	1981	3	46,173	N	N	15317 NE 108TH PL
006	282800	0080	6/15/2004	\$ 524,950	2,740	0	8	2003	3	6,771	N	N	15623 NE 106TH WY
006	282800	0080	5/9/2003	\$ 423,232	2,740	0	8	2003	3	6,771	N	N	15623 NE 106TH WY
006	282800	0040	6/18/2003	\$ 413,801	2,770	0	8	2003	3	6,660	N	N	15625 NE 106TH WY
006	236640	0070	8/5/2004	\$ 500,000	2,770	0	8	1981	3	42,000	N	N	11304 167TH CT NE
006	236640	0210	3/13/2004	\$ 529,600	2,860	0	8	1980	3	41,210	N	N	11313 165TH CT NE
006	184239	0060	5/28/2004	\$ 465,000	2,990	0	8	1984	3	16,993	N	N	16226 NE 112TH CT
006	236640	0180	5/21/2003	\$ 360,000	2,990	0	8	1979	3	39,900	N	N	11217 165TH CT NE
006	001152	0100	3/11/2004	\$ 545,950	1,940	730	9	1995	3	9,385	N	N	17018 NE 110TH WY
006	001152	0580	4/10/2003	\$ 500,000	1,940	730	9	1995	3	9,505	N	N	10828 NE 170TH CT
006	001150	0550	2/9/2004	\$ 429,900	2,110	0	9	1992	3	7,605	N	N	17719 NE 104TH WY
006	362605	9087	7/15/2004	\$ 575,000	2,150	870	9	1977	5	52,915	N	N	11444 176TH PL NE
006	327586	0140	6/24/2004	\$ 525,000	2,160	620	9	1989	3	13,171	N	N	18231 NE 99TH WY
006	327586	0140	3/26/2003	\$ 470,000	2,160	620	9	1989	3	13,171	N	N	18231 NE 99TH WY
006	001150	0310	4/21/2004	\$ 457,000	2,170	0	9	1990	3	7,784	N	N	17720 NE 105TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	001151	0130	11/23/2004	\$ 475,000	2,180	0	9	1993	3	10,913	N	N	10836 180TH CT NE
006	001151	0320	4/25/2003	\$ 420,000	2,210	0	9	1993	3	10,926	N	N	11021 178TH CT NE
006	001151	0400	4/4/2003	\$ 410,000	2,230	0	9	1993	3	9,948	N	N	17628 NE 110TH WY
006	001151	0270	7/15/2004	\$ 475,000	2,260	0	9	1993	3	10,269	Y	N	10920 178TH CT NE
006	362605	9095	6/16/2004	\$ 550,000	2,260	0	9	1977	3	54,450	N	N	11523 169TH CT NE
006	001151	0210	2/3/2003	\$ 428,000	2,270	0	9	1993	3	9,000	N	N	18024 NE 109TH CT
006	001152	0570	5/8/2003	\$ 433,000	2,300	0	9	1995	3	9,123	N	N	10843 170TH CT NE
006	033920	0200	7/14/2003	\$ 451,000	2,320	0	9	1997	3	12,097	N	N	10233 186TH CT NE
006	033920	0340	6/20/2003	\$ 442,000	2,320	1,180	9	1997	3	10,283	N	N	10116 186TH CT NE
006	001152	0030	10/8/2003	\$ 418,000	2,341	0	9	1997	3	9,594	N	N	11036 169TH PL NE
006	001150	0560	12/7/2004	\$ 465,000	2,350	0	9	1992	3	7,605	N	N	17727 NE 104TH WY
006	327585	0090	8/6/2003	\$ 430,000	2,350	0	9	1988	3	8,155	N	N	10047 177TH AV NE
006	001150	0710	1/6/2003	\$ 426,000	2,360	0	9	1990	3	8,621	N	N	17731 NE 105TH WY
006	675251	0080	7/16/2004	\$ 499,000	2,370	0	9	2004	3	7,906	N	N	11409 160TH CT NE
006	675251	0120	5/3/2004	\$ 475,000	2,370	0	9	2004	3	7,908	N	N	11521 160TH CT NE
006	327585	0320	4/21/2003	\$ 455,950	2,380	0	9	1989	3	20,165	N	N	17711 NE 101ST CT
006	001151	0050	6/11/2003	\$ 439,000	2,390	0	9	1993	3	10,658	N	N	17823 NE 109TH CT
006	327585	0200	8/7/2003	\$ 433,000	2,400	0	9	1989	3	11,326	N	N	17752 NE 101ST CT
006	720210	0020	2/14/2003	\$ 407,000	2,420	0	9	1991	3	8,516	N	N	16548 NE 96TH CT
006	001150	0320	2/13/2003	\$ 425,000	2,480	0	9	1990	3	8,084	N	N	17714 NE 105TH ST
006	001150	0570	4/26/2004	\$ 459,900	2,500	0	9	1991	3	7,605	N	N	17735 NE 104TH WY
006	001150	0490	3/16/2004	\$ 487,000	2,500	0	9	1991	3	10,072	N	N	10405 176TH PL NE
006	001150	0760	11/29/2004	\$ 541,990	2,500	0	9	1990	3	7,605	N	N	17710 NE 104TH WY
006	287100	0090	10/19/2004	\$ 545,000	2,510	0	9	2004	3	6,253	N	N	17057 NE 115TH WY
006	287100	0330	7/21/2004	\$ 549,950	2,510	0	9	2004	3	6,720	N	N	17001 NE 112TH WY
006	785480	0020	5/10/2003	\$ 475,000	2,530	0	9	1997	3	9,046	N	N	11027 166TH PL NE
006	001150	0660	7/12/2004	\$ 474,000	2,530	0	9	1992	3	7,540	N	N	17804 NE 105TH WY
006	033920	0160	4/26/2004	\$ 505,000	2,550	0	9	1997	3	12,041	N	N	18514 NE 102ND CT
006	033920	0160	8/20/2003	\$ 459,000	2,550	0	9	1997	3	12,041	N	N	18514 NE 102ND CT
006	033920	0320	8/20/2003	\$ 457,000	2,550	1,360	9	1997	3	10,295	N	N	10214 186TH CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	033920	0140	11/19/2004	\$ 520,150	2,550	0	9	1996	3	12,063	N	N	18505 NE 102ND CT
006	033920	0030	4/20/2004	\$ 475,000	2,550	0	9	1996	3	12,512	N	N	10031 185TH CT NE
006	001150	0380	10/19/2004	\$ 467,000	2,560	0	9	1990	3	8,677	N	N	10618 176TH CT NE
006	327588	0100	8/10/2004	\$ 499,950	2,580	0	9	1999	3	15,031	N	N	18505 NE 100TH CT
006	001152	0480	3/10/2003	\$ 545,000	2,580	0	9	1995	3	9,001	N	N	10838 168TH CT NE
006	720000	0401	10/15/2003	\$ 456,000	2,590	0	9	2001	3	6,326	N	N	16611 NE 90TH CT
006	675251	0070	6/9/2004	\$ 476,500	2,610	0	9	2004	3	7,906	N	N	11410 160TH CT NE
006	675251	0140	4/8/2004	\$ 484,500	2,610	0	9	2004	3	7,901	N	N	11529 160TH CT NE
006	287100	0050	5/24/2004	\$ 558,950	2,650	0	9	2004	3	6,147	N	N	17062 NE 115TH WY
006	001150	0500	6/21/2004	\$ 493,500	2,650	0	9	1990	3	10,936	N	N	17601 NE 104TH WY
006	720000	0405	7/2/2004	\$ 677,500	2,710	820	9	2001	3	6,796	Y	N	16635 NE 90TH CT
006	287100	0440	3/11/2003	\$ 499,950	2,730	0	9	2001	3	6,212	N	N	11312 171ST PL NE
006	785480	0050	5/14/2003	\$ 470,000	2,760	0	9	1997	3	9,265	N	N	11024 166TH PL NE
006	720000	0402	11/11/2004	\$ 555,000	2,790	0	9	2001	3	6,534	N	N	16617 NE 90TH CT
006	287100	0260	11/19/2003	\$ 550,000	2,810	0	9	2003	3	6,635	N	N	17021 NE 113TH CT
006	287100	0170	9/10/2003	\$ 569,950	2,810	0	9	2003	3	8,046	N	N	17033 NE 114TH ST
006	287100	0230	6/26/2003	\$ 564,950	2,810	0	9	2003	3	8,972	N	N	17022 NE 113TH CT
006	001152	0390	8/5/2004	\$ 596,950	2,820	0	9	1995	3	9,001	N	N	10833 168TH CT NE
006	327586	0440	4/10/2003	\$ 479,950	2,850	0	9	1989	3	10,177	N	N	9905 181ST AV NE
006	287100	0340	11/3/2003	\$ 573,950	2,870	0	9	2003	3	9,201	N	N	17005 NE 112TH WY
006	001150	0640	11/2/2004	\$ 629,950	2,890	1,020	9	1991	3	7,810	N	N	17820 NE 105TH WY
006	675251	0110	6/10/2004	\$ 490,500	2,920	0	9	2004	3	7,900	N	N	11423 160TH CT NE
006	675251	0010	4/9/2004	\$ 498,500	2,920	0	9	2004	3	7,901	N	N	11530 160TH CT NE
006	675251	0130	3/19/2004	\$ 497,000	2,920	0	9	2004	3	7,905	N	N	11525 160TH CT NE
006	720000	0851	9/14/2004	\$ 703,915	2,950	760	9	2004	3	9,520	N	N	9803 171ST AVE NE
006	001152	0600	7/24/2003	\$ 542,000	2,980	0	9	1995	3	9,100	N	N	10812 170TH CT NE
006	675251	0050	5/26/2004	\$ 512,000	3,000	0	9	2004	3	7,906	N	N	11418 160TH CT NE
006	675251	0100	5/4/2004	\$ 504,000	3,010	0	9	2004	3	7,909	N	N	11417 160TH CT NE
006	001152	0490	9/29/2003	\$ 553,400	3,010	0	9	1997	3	9,001	N	N	10830 168TH CT NE
006	001152	0560	7/8/2003	\$ 545,000	3,010	0	9	1996	3	9,259	N	N	10835 170TH CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	287100	0310	6/9/2004	\$ 598,950	3,050	0	9	2004	3	7,203	N	N	17006 NE 112TH WY
006	675251	0020	5/19/2004	\$ 532,000	3,050	0	9	2004	3	7,905	N	N	11526 160TH CT NE
006	287100	0180	9/8/2003	\$ 556,950	3,050	0	9	2003	3	6,048	N	N	17037 NE 114TH CT
006	287100	0240	8/26/2003	\$ 558,000	3,050	0	9	2003	3	6,917	N	N	17018 NE 113TH CT
006	287100	0160	8/14/2003	\$ 565,927	3,050	0	9	2003	3	6,399	N	N	17031 NE 114TH CT
006	287100	0250	7/24/2003	\$ 568,950	3,050	0	9	2003	3	7,871	N	N	17017 NE 113TH CT
006	287100	0410	5/10/2004	\$ 570,000	3,060	0	9	2004	3	6,030	N	N	11228 171ST PL NE
006	287100	0360	1/6/2004	\$ 585,950	3,060	0	9	2004	3	6,826	N	N	17011 NE 112TH WY
006	287100	0040	5/7/2003	\$ 559,950	3,090	0	9	2003	3	6,472	N	N	17066 NE 115TH WY
006	287100	0490	4/16/2003	\$ 589,859	3,090	0	9	2003	3	8,425	N	N	11414 171ST PL NE
006	287100	0010	12/28/2004	\$ 609,500	3,090	0	9	2001	3	7,448	N	N	17116 NE 115TH WY
006	287100	0200	9/10/2004	\$ 597,000	3,090	0	9	2001	3	7,186	N	N	17034 NE 113TH CT
006	287100	0400	6/3/2004	\$ 643,870	3,110	0	9	2004	3	6,142	N	N	11222 171ST PL NE
006	287100	0300	3/18/2004	\$ 573,500	3,110	0	9	2004	3	6,930	N	N	17010 NE 112TH WY
006	287100	0100	1/16/2004	\$ 564,950	3,110	0	9	2004	3	6,355	N	N	17061 NE 115TH WY
006	287100	0420	12/23/2003	\$ 597,851	3,110	0	9	2003	3	6,030	N	N	11234 171ST PL NE
006	287100	0140	6/25/2004	\$ 579,950	3,130	0	9	2004	3	6,798	N	N	17036 NE 114TH CT
006	287100	0060	6/8/2004	\$ 568,950	3,130	0	9	2004	3	6,397	N	N	17058 NE 115TH WY
006	287100	0370	12/15/2003	\$ 588,950	3,200	0	9	2003	3	7,000	N	N	17015 NE 112TH WY
006	287100	0430	11/17/2003	\$ 599,488	3,200	0	9	2003	3	6,030	N	N	11306 171ST PL NE
006	287100	0510	6/2/2003	\$ 603,950	3,200	0	9	2003	3	7,201	N	N	11426 171ST PL NE
006	287100	0390	2/23/2004	\$ 598,950	3,340	0	9	2003	3	6,476	N	N	17107 NE 112TH WY
006	287100	0520	11/5/2003	\$ 585,000	3,340	0	9	2003	3	6,933	N	N	11434 171ST PL NE
006	287100	0020	5/21/2003	\$ 574,950	3,340	0	9	2003	3	6,976	N	N	17112 NE 115TH WY
006	287100	0480	1/2/2004	\$ 615,000	3,360	0	9	2002	3	7,910	N	N	11338 171ST PL NE
006	287100	0380	10/20/2003	\$ 610,000	3,570	0	9	2003	3	7,000	N	N	17101 NE 112TH WY
006	287100	0500	5/14/2003	\$ 612,500	3,570	0	9	2003	3	7,813	N	N	11420 171ST PL NE
006	327587	0110	4/27/2004	\$ 535,000	1,810	1,630	10	1990	3	13,489	N	N	18329 NE 101ST CT
006	327587	0140	9/14/2004	\$ 430,000	2,160	0	10	1990	3	12,184	N	N	10010 184TH AV NE
006	001150	0210	8/28/2003	\$ 437,000	2,430	0	10	1992	3	9,165	N	N	10603 180TH CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	001150	0100	2/19/2003	\$ 416,500	2,430	0	10	1991	3	8,895	N	N	10514 180TH CT NE
006	001150	1110	8/5/2004	\$ 637,000	2,470	800	10	1994	3	11,420	Y	N	17831 NE 108TH WY
006	001150	1290	6/4/2003	\$ 538,000	2,480	810	10	1994	3	13,894	N	N	10834 179TH CT NE
006	001150	0970	4/20/2004	\$ 514,950	2,530	0	10	1993	3	7,501	N	N	10731 177TH CT NE
006	001150	1300	5/10/2004	\$ 577,000	2,550	930	10	1994	3	9,899	Y	N	10842 179TH CT NE
006	001150	0060	11/7/2003	\$ 485,000	2,550	0	10	1991	3	11,582	N	N	10432 180TH CT NE
006	327586	0320	11/13/2003	\$ 458,000	2,600	0	10	1989	3	9,712	Y	N	9922 182ND CT NE
006	327587	0040	4/7/2004	\$ 534,995	2,690	0	10	1990	3	14,707	Y	N	18326 NE 101ST CT
006	327587	0030	4/25/2003	\$ 488,500	2,710	0	10	1990	3	15,248	N	N	18332 NE 101ST CT
006	440121	0100	7/22/2003	\$ 590,000	2,750	790	10	2001	3	8,781	N	N	9710 173RD CT NE
006	440120	0120	5/11/2003	\$ 544,000	2,840	0	10	1999	3	9,028	N	N	9679 175TH PL NE
006	440120	0020	7/30/2003	\$ 590,000	2,840	0	10	1998	3	8,157	N	N	9564 173RD PL NE
006	001150	1340	6/20/2003	\$ 535,000	2,860	0	10	1993	3	9,529	N	N	17718 NE 108TH WY
006	001150	0280	7/14/2004	\$ 550,000	2,880	0	10	1991	3	7,675	N	N	10505 180TH CT NE
006	001150	0950	6/12/2003	\$ 549,900	2,910	0	10	1991	3	9,484	N	N	10732 177TH CT NE
006	327587	0080	8/25/2004	\$ 582,500	2,910	0	10	1990	3	15,016	Y	N	18302 NE 101ST CT
006	720593	0040	10/7/2004	\$ 520,000	2,920	390	10	1999	3	7,371	Y	N	15914 NE 101ST CT
006	074200	0168	11/17/2004	\$ 624,950	2,960	0	10	1991	3	10,482	Y	N	17116 NE 83RD CT
006	001150	0260	4/2/2003	\$ 549,000	2,970	180	10	1991	3	8,108	N	N	17917 NE 106TH CT
006	001150	0910	9/24/2003	\$ 537,450	3,000	0	10	1993	3	10,325	Y	N	17710 NE 107TH CT
006	001150	1160	10/16/2003	\$ 558,500	3,010	0	10	1994	3	12,611	N	N	10717 179TH CT NE
006	720593	0020	9/24/2003	\$ 560,000	3,060	0	10	1999	3	8,991	Y	N	15911 NE 101ST CT
006	440120	0450	9/2/2003	\$ 590,000	3,100	0	10	1999	3	7,697	N	N	9660 173RD PL NE
006	440120	0470	3/18/2004	\$ 595,000	3,100	0	10	1998	3	8,741	N	N	9615 173RD PL NE
006	720593	0010	9/30/2003	\$ 549,000	3,140	0	10	1999	3	7,945	Y	N	15905 NE 101ST CT
006	001150	1100	6/20/2003	\$ 525,000	3,340	0	10	1994	3	11,373	Y	N	17823 NE 108TH WY
006	362605	9030	8/14/2003	\$ 599,000	3,400	0	10	1991	3	77,101	N	N	11419 178TH AV NE
006	440120	0320	7/1/2004	\$ 649,950	3,420	0	10	1999	3	7,985	N	N	17401 NE 97TH WY
006	440120	0290	6/16/2003	\$ 605,000	3,500	0	10	2002	3	9,110	N	N	9711 174TH CT NE
006	440121	0080	4/26/2003	\$ 619,500	3,540	0	10	1999	3	9,887	N	N	9812 173RD CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	752490	0005	7/8/2004	\$ 365,000	900	620	6	1928	5	8,932	Y	N	504 WEST LAKE SAMMAMISH PW SE
011	919570	0190	12/26/2004	\$ 349,950	910	640	7	1981	3	8,010	N	N	19252 SE 49TH ST
011	919570	0240	10/22/2004	\$ 285,000	910	310	7	1980	3	7,202	N	N	19263 SE 48TH PL
011	925390	0150	4/11/2004	\$ 810,000	960	0	7	1969	3	12,770	Y	Y	1258 WEST LAKE SAMMAMISH PW SE
011	925390	0320	11/18/2004	\$ 365,500	970	0	7	1959	3	12,032	Y	N	1848 WEST LAKE SAMMAMISH PW SE
011	919570	0210	6/14/2004	\$ 347,800	1,000	220	7	1981	4	8,623	N	N	19260 SE 49TH ST
011	919570	0370	11/18/2004	\$ 400,000	1,030	660	7	1981	4	7,202	N	N	19260 SE 48TH PL
011	919570	0100	10/28/2003	\$ 289,000	1,030	660	7	1980	3	8,192	N	N	4927 193RD PL SE
011	435370	0150	10/14/2004	\$ 386,000	1,050	0	7	1956	5	9,750	N	N	18869 SE 42ND ST
011	919570	0040	4/28/2004	\$ 300,000	1,060	440	7	1981	3	8,086	N	N	4816 193RD PL SE
011	919570	0260	10/18/2004	\$ 328,500	1,060	440	7	1980	3	9,426	N	N	19229 SE 48TH PL
011	919570	0300	8/12/2003	\$ 289,950	1,060	440	7	1980	3	7,680	N	N	19226 SE 48TH PL
011	804370	0305	2/28/2004	\$ 890,000	1,310	0	7	1954	5	7,800	Y	Y	17834 SE 40TH PL
011	804370	0305	4/8/2003	\$ 805,000	1,310	0	7	1954	5	7,800	Y	Y	17834 SE 40TH PL
011	752490	0015	10/10/2003	\$ 725,000	1,440	1,040	7	1969	3	8,100	Y	Y	508 WEST LAKE SAMMAMISH PW SE
011	743050	0510	2/23/2004	\$ 905,000	1,530	940	7	1946	5	13,769	Y	Y	820 WEST LAKE SAMMAMISH PW NE
011	743050	0112	12/10/2003	\$ 770,000	1,540	0	7	1944	5	17,290	Y	Y	1624 WEST LAKE SAMMAMISH PW NE
011	671010	0100	8/31/2004	\$1,140,000	1,760	1,100	7	1972	3	10,502	Y	Y	2608 WEST LAKE SAMMAMISH PW NE
011	182406	9044	5/30/2003	\$ 825,000	1,820	630	7	1930	5	16,309	Y	Y	18176 SE 41ST PL
011	752830	0045	8/11/2003	\$ 960,000	1,850	0	7	1957	3	31,701	Y	Y	472 WEST LAKE SAMMAMISH PW NE
011	362505	9009	6/28/2004	\$2,700,000	2,000	1,420	7	1953	5	177,568	Y	Y	204 WEST LAKE SAMMAMISH PW SE
011	435370	0105	9/21/2004	\$ 700,000	2,250	0	7	1928	3	7,600	Y	Y	18848 SE 42ND ST

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	919570	0380	8/4/2004	\$ 499,950	1,030	500	8	1981	5	7,845	N	N	19266 SE 48TH PL
011	292350	1210	12/12/2003	\$ 347,000	1,100	700	8	1979	3	7,416	N	N	18718 SE 45TH PL
011	412340	0180	4/27/2003	\$ 300,000	1,160	300	8	1973	3	7,400	N	N	4220 190TH AV SE
011	412340	0100	11/23/2004	\$ 380,000	1,190	790	8	1973	3	7,200	N	N	18917 SE 43RD ST
011	412340	0100	6/25/2003	\$ 325,000	1,190	790	8	1973	3	7,200	N	N	18917 SE 43RD ST
011	412340	0370	4/28/2004	\$ 360,000	1,230	400	8	1973	4	7,200	N	N	18922 SE 42ND PL
011	412340	0370	4/7/2003	\$ 356,000	1,230	400	8	1973	4	7,200	N	N	18922 SE 42ND PL
011	543740	0120	3/8/2004	\$ 330,000	1,250	360	8	1982	3	7,566	N	N	4531 191ST AV SE
011	543740	0110	3/25/2003	\$ 299,950	1,280	340	8	1982	4	8,056	N	N	4527 191ST AV SE
011	362505	9074	6/16/2004	\$ 872,500	1,320	1,140	8	1988	3	13,350	Y	Y	414 WEST LAKE SAMMAMISH PW SE
011	542300	0620	7/27/2004	\$ 427,900	1,320	840	8	1977	3	8,400	N	N	4363 191ST AV SE
011	542300	0050	6/24/2003	\$ 354,500	1,330	290	8	1977	3	8,800	N	N	4403 190TH AV SE
011	292350	0880	8/24/2004	\$ 416,450	1,340	590	8	1977	3	8,404	N	N	18713 SE 44TH ST
011	920260	0070	7/14/2003	\$ 340,000	1,380	1,120	8	1984	3	8,982	N	N	4513 186TH AV SE
011	920260	0140	3/17/2003	\$ 315,000	1,390	420	8	1985	3	8,393	N	N	4543 186TH AV SE
011	412340	0360	9/8/2003	\$ 359,000	1,400	450	8	1973	3	6,500	N	N	18928 SE 42ND PL
011	412340	0200	7/22/2004	\$ 384,000	1,420	500	8	1973	4	15,400	N	N	4229 190TH AV SE
011	412340	0270	7/2/2004	\$ 334,000	1,420	0	8	1973	4	7,200	N	N	4238 189TH AV SE
011	543740	0840	9/2/2003	\$ 335,000	1,440	310	8	1979	3	13,736	N	N	4666 191ST AV SE
011	292350	0970	4/17/2003	\$ 317,000	1,440	680	8	1978	3	7,349	N	N	18715 SE 44TH PL
011	542303	0210	5/17/2004	\$ 430,000	1,450	860	8	1979	3	9,350	N	N	18902 SE 44TH CT
011	292350	0840	12/13/2004	\$ 348,600	1,460	600	8	1977	3	6,300	N	N	18718 SE 44TH ST
011	292350	1200	3/19/2003	\$ 346,130	1,480	360	8	1979	4	7,338	N	N	18724 SE 45TH PL
011	292350	1190	9/20/2004	\$ 409,900	1,490	1,040	8	1978	3	8,157	N	N	18730 SE 45TH PL
011	542301	0830	6/4/2004	\$ 525,000	1,510	740	8	1978	4	8,800	N	N	19217 SE 45TH PL
011	542301	0830	5/23/2003	\$ 475,000	1,510	740	8	1978	4	8,800	N	N	19217 SE 45TH PL
011	543740	0520	10/29/2003	\$ 331,000	1,520	290	8	1985	3	13,300	N	N	4644 189TH PL SE
011	412340	0060	8/14/2003	\$ 325,000	1,520	0	8	1973	4	6,215	N	N	4259 189TH AV SE
011	542300	0440	2/21/2003	\$ 397,000	1,550	1,010	8	1978	4	9,440	N	N	19110 SE 44TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	752495	0280	8/1/2003	\$ 420,000	1,560	610	8	1983	4	8,050	N	N	4703 192ND PL SE
011	412340	0380	3/1/2004	\$ 360,000	1,560	1,430	8	1973	3	6,500	N	N	18916 SE 42ND PL
011	752495	0470	6/11/2004	\$ 446,500	1,570	440	8	1983	4	8,322	N	N	4727 193RD AV SE
011	543740	0160	4/6/2004	\$ 424,950	1,580	360	8	1979	3	8,000	N	N	19012 SE 46TH WY
011	292350	1060	1/28/2003	\$ 330,000	1,590	770	8	1977	3	7,216	N	N	18720 SE 45TH ST
011	182406	9058	11/6/2003	\$ 310,000	1,650	0	8	1986	3	43,560	N	N	4528 WEST LAKE SAMMAMISH PW SE
011	362505	9090	6/28/2004	\$ 895,000	1,650	1,250	8	1964	4	10,890	Y	Y	630 EAST LAKE SAMMAMISH LN NE
011	864870	0290	12/16/2003	\$ 340,000	1,660	0	8	1978	3	9,200	N	N	4230 181ST PL SE
011	292350	1360	8/25/2004	\$ 400,000	1,680	1,100	8	1978	3	7,600	N	N	18717 SE 45TH PL
011	543740	0450	12/13/2004	\$ 430,000	1,690	370	8	1980	3	8,610	N	N	4615 189TH PL SE
011	543740	1030	3/29/2004	\$ 520,000	1,720	590	8	1980	5	10,624	N	N	19107 SE 47TH PL
011	122405	9125	5/12/2004	\$1,150,000	1,770	1,160	8	1989	4	12,600	Y	Y	2668 WEST LAKE SAMMAMISH PW SE
011	122405	9125	12/24/2003	\$1,000,000	1,770	1,160	8	1989	4	12,600	Y	Y	2668 WEST LAKE SAMMAMISH PW SE
011	292350	1070	3/18/2003	\$ 318,500	1,770	700	8	1978	3	7,210	N	N	18714 SE 45TH ST
011	542300	0630	12/18/2004	\$ 345,000	1,790	0	8	1977	4	6,834	N	N	4360 190TH AV SE
011	925390	0129	7/7/2003	\$ 414,000	1,800	590	8	1986	3	12,583	N	N	1225 WEST LAKE SAMMAMISH PW SE
011	542303	0180	11/12/2003	\$ 389,000	1,800	0	8	1979	3	8,610	N	N	18916 SE 44TH CT
011	542300	0490	12/8/2003	\$ 336,000	1,800	0	8	1977	3	7,700	N	N	4338 191ST AV SE
011	292350	0750	9/15/2004	\$ 429,950	1,820	350	8	1978	3	6,580	N	N	18712 SE 43RD PL
011	292350	1310	6/7/2004	\$ 410,000	1,820	0	8	1978	4	14,108	N	N	4573 187TH PL SE
011	925390	0380	8/4/2003	\$ 532,000	1,830	940	8	1980	4	12,851	Y	N	2207 WEST LAKE SAMMAMISH PW SE
011	542303	0430	2/19/2003	\$ 357,000	1,840	460	8	1979	3	7,350	N	N	19135 SE 45TH ST
011	752495	1050	4/29/2004	\$ 409,950	1,860	0	8	1980	3	9,540	N	N	19204 SE 47TH ST
011	920260	0040	7/16/2003	\$ 345,000	1,880	0	8	1986	3	10,749	N	N	18529 SE 45TH ST
011	542304	0320	4/20/2004	\$ 399,000	1,890	0	8	1980	3	9,996	N	N	19216 SE 43RD PL
011	752495	0510	8/9/2003	\$ 333,500	1,890	0	8	1980	4	10,703	N	N	4748 193RD AV SE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	292350	0050	2/27/2003	\$ 342,000	1,900	510	8	1977	4	7,144	N	N	4220 187TH AV SE
011	542301	0020	6/16/2004	\$ 405,000	1,920	0	8	1978	4	8,925	N	N	4602 192ND AV SE
011	920265	0020	9/22/2003	\$ 328,000	1,950	0	8	1987	3	8,947	N	N	4560 186TH AV SE
011	182406	9114	7/28/2004	\$ 410,000	1,960	550	8	1979	3	17,927	N	N	18459 SE 43RD PL
011	752495	0440	12/13/2004	\$ 452,900	1,980	0	8	1984	4	8,260	N	N	19237 SE 47TH ST
011	543740	0540	6/8/2004	\$ 434,950	1,980	0	8	1979	3	8,806	N	N	4634 189TH PL SE
011	292350	0360	5/8/2004	\$ 430,000	2,000	0	8	1977	4	11,088	N	N	18618 SE 41ST CT
011	920265	0170	3/12/2003	\$ 335,000	2,030	0	8	1987	3	7,013	N	N	18612 SE 45TH ST
011	412340	0120	9/21/2004	\$ 350,000	2,040	0	8	1973	4	7,540	N	N	18931 SE 43RD ST
011	542303	0400	4/26/2004	\$ 376,000	2,070	0	8	1979	3	7,350	N	N	19119 SE 45TH ST
011	543740	0990	11/8/2004	\$ 454,950	2,090	0	8	1982	4	8,010	N	N	19110 SE 47TH PL
011	752495	1040	3/7/2003	\$ 402,500	2,100	0	8	1982	4	7,950	N	N	19212 SE 47TH ST
011	752495	0870	3/16/2004	\$ 449,950	2,110	0	8	1979	3	10,152	N	N	4624 193RD AV SE
011	542301	0930	4/16/2003	\$ 447,500	2,110	500	8	1979	3	7,412	N	N	4561 193RD PL SE
011	542301	0110	6/25/2003	\$ 423,100	2,140	620	8	1979	3	9,000	N	N	4574 193RD PL SE
011	752495	0800	6/1/2004	\$ 459,000	2,160	0	8	1984	4	8,360	N	N	4621 193RD PL SE
011	542301	0510	9/10/2003	\$ 379,900	2,210	0	8	1978	3	8,000	N	N	4432 190TH AV SE
011	542304	0150	6/29/2004	\$ 415,000	2,220	0	8	1980	3	8,888	N	N	4234 191ST AV SE
011	543740	0890	11/2/2004	\$ 432,000	2,230	0	8	1981	3	8,829	N	N	4638 191ST AV SE
011	543740	0890	9/19/2003	\$ 394,000	2,230	0	8	1981	3	8,829	N	N	4638 191ST AV SE
011	292350	0660	2/21/2003	\$ 365,000	2,280	0	8	1978	3	7,252	N	N	18719 SE 43RD ST
011	543740	0760	6/24/2004	\$ 439,900	2,340	0	8	1981	3	9,794	N	N	4639 191ST AV SE
011	543740	0760	4/1/2003	\$ 390,000	2,340	0	8	1981	3	9,794	N	N	4639 191ST AV SE
011	864870	0040	7/15/2003	\$ 357,500	2,390	0	8	1977	2	9,440	N	N	4329 182ND PL SE
011	542304	0400	3/20/2003	\$ 390,000	2,410	0	8	1981	4	8,701	N	N	19219 SE 43RD PL
011	542301	0010	8/25/2003	\$ 370,000	2,410	0	8	2004	3	12,000	N	N	4610 192ND AV SE
011	292350	0530	3/4/2003	\$ 396,000	2,440	0	8	1978	3	9,000	N	N	4221 186TH PL SE
011	542304	0090	4/16/2004	\$ 445,000	2,460	0	8	1982	4	8,100	N	N	4234 192ND CT SE
011	292350	0670	11/20/2003	\$ 345,000	2,470	0	8	1978	3	7,300	N	N	18725 SE 43RD ST
011	543740	1050	10/19/2004	\$ 439,900	2,480	0	8	1980	4	8,610	N	N	4721 191ST PL SE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	752495	0610	7/22/2003	\$ 453,500	2,490	0	8	1984	4	7,452	N	N	4725 193RD PL SE
011	542303	0560	7/2/2003	\$ 460,000	2,500	0	8	1980	4	12,600	N	N	4429 191ST PL SE
011	542300	0500	8/12/2004	\$ 469,000	2,580	0	8	1977	4	7,700	N	N	4332 191ST AV SE
011	542301	0470	3/8/2004	\$ 460,000	2,640	0	8	1978	3	8,000	N	N	4467 191ST PL SE
011	542303	0330	8/19/2004	\$ 455,000	2,650	0	8	1979	3	7,700	N	N	19114 SE 45TH ST
011	542303	0530	5/17/2004	\$ 469,000	2,650	0	8	1979	4	9,900	N	N	4414 191ST PL SE
011	743050	0310	2/20/2003	\$ 850,000	2,940	0	8	1977	3	16,910	Y	Y	1120 WEST LAKE SAMMAMISH PW NE
011	542301	0100	6/1/2004	\$ 525,000	2,970	0	8	1979	4	8,625	N	N	4578 193RD PL SE
011	542301	0080	10/14/2003	\$ 453,000	2,970	0	8	1979	3	10,400	N	N	19239 SE 46TH ST
011	292350	0740	9/15/2004	\$ 470,000	3,140	0	8	1977	3	7,140	N	N	18720 SE 43RD PL
011	292350	0580	7/23/2003	\$ 410,000	3,140	0	8	1977	4	9,500	N	N	18631 SE 42ND PL
011	292350	0630	8/6/2003	\$ 464,000	3,160	0	8	1977	4	7,800	N	N	18701 SE 43RD ST
011	292350	0020	1/29/2003	\$ 445,000	3,160	0	8	1977	4	7,875	N	N	18724 SE 43RD ST
011	362505	9024	6/19/2003	\$ 955,400	1,250	1,250	9	1959	3	15,682	Y	Y	256 WEST LAKE SAMMAMISH PW NE
011	743050	0115	11/18/2004	\$ 549,990	1,360	930	9	1978	3	13,462	Y	N	1620 WEST LAKE SAMMAMISH PW NE
011	292350	0200	8/25/2004	\$ 440,000	1,440	700	9	1979	3	8,000	Y	N	18704 SE 42ND PL
011	543740	0620	7/6/2004	\$ 435,000	1,550	510	9	1979	5	8,700	N	N	4647 190TH AV SE
011	864870	0310	12/3/2004	\$ 410,000	1,810	0	9	1979	3	12,650	N	N	18156 SE 42ND PL
011	122405	9058	12/17/2003	\$1,340,000	2,000	850	9	1964	5	16,300	Y	Y	2664 WEST LAKE SAMMAMISH PW SE
011	192406	9037	1/26/2004	\$1,427,000	2,040	1,320	9	1982	3	23,161	Y	Y	4848 194TH AV SE
011	542300	0280	6/8/2004	\$ 600,000	2,120	790	9	1977	4	8,800	N	N	4423 193RD AV SE
011	435370	0115	9/10/2004	\$1,125,000	2,120	600	9	1976	4	7,250	Y	Y	18856 SE 42ND ST
011	925390	0115	9/8/2004	\$ 580,000	2,250	350	9	1979	3	17,411	Y	N	17007 SE 12TH PL
011	182406	9123	11/8/2004	\$ 599,900	2,370	0	9	1995	3	14,601	N	N	18451 SE 43RD PL
011	182406	9123	4/18/2003	\$ 499,450	2,370	0	9	1995	3	14,601	N	N	18451 SE 43RD PL
011	362505	9154	10/1/2004	\$ 563,000	2,390	0	9	1990	3	41,382	Y	N	231 WEST LAKE SAMMAMISH PW SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	891710	0025	9/23/2004	\$1,375,000	2,420	710	9	1997	3	13,000	Y	Y	2240 WEST LAKE SAMMAMISH PW NE
011	542304	0240	9/10/2004	\$ 512,000	2,440	0	9	1982	5	8,784	N	N	19117 SE 43RD ST
011	543740	0030	9/22/2004	\$ 595,000	2,640	0	9	2002	3	8,460	N	N	4554 191ST AV SE
011	202406	9043	2/26/2004	\$ 900,000	2,690	850	9	1991	3	14,810	Y	Y	5120 WEST LAKE SAMMAMISH PW SE
011	202406	9043	1/29/2003	\$ 875,000	2,690	850	9	1991	3	14,810	Y	Y	5120 WEST LAKE SAMMAMISH PW SE
011	542301	0880	3/5/2003	\$ 545,000	2,750	0	9	1978	5	10,000	N	N	4529 193RD PL SE
011	542301	0290	2/28/2004	\$1,185,000	2,830	0	9	1978	3	12,300	Y	Y	4538 194TH AV SE
011	864870	0150	3/26/2003	\$ 505,000	2,850	0	9	1978	4	10,000	N	N	18221 SE 43RD PL
011	743050	0151	4/6/2003	\$ 659,500	2,900	750	9	1995	3	16,168	Y	N	1458 WEST LAKE SAMMAMISH PW NE
011	440660	0040	2/24/2004	\$1,120,000	2,910	1,980	9	1971	3	12,800	Y	Y	4040 WEST LAKE SAMMAMISH PW SE
011	542300	0190	5/25/2004	\$ 625,000	2,940	0	9	1977	4	8,800	Y	N	4432 192ND PL SE
011	362505	9013	12/11/2004	\$ 620,000	3,500	0	9	1999	3	60,965	Y	N	365 WEST LAKE SAMMAMISH PW SE
011	440660	0020	8/23/2004	\$1,795,000	3,760	0	9	1975	4	18,400	Y	Y	4050 WEST LAKE SAMMAMISH PW SE
011	891710	0085	9/15/2003	\$ 925,000	3,820	0	9	2000	3	10,550	Y	Y	2048 WEST LAKE SAMMAMISH PW NE
011	864870	0140	6/23/2004	\$ 575,000	4,020	0	9	1977	4	8,280	N	N	4326 182ND PL SE
011	192506	9162	8/27/2003	\$ 715,000	1,440	1,190	10	2002	3	11,306	Y	N	3254 WEST LAKE SAMMAMISH PW NE
011	542300	0320	11/1/2004	\$1,900,000	1,600	1,520	10	1977	4	16,400	Y	Y	4440 193RD AV SE
011	925390	0417	4/7/2003	\$1,060,000	1,790	1,060	10	1978	3	19,593	Y	Y	2248 WEST LAKE SAMMAMISH PW SE
011	925390	0160	5/8/2004	\$1,475,000	1,830	1,730	10	1969	4	32,400	Y	Y	1402 WEST LAKE SAMMAMISH PW SE
011	743050	0050	11/24/2003	\$ 700,000	1,950	1,480	10	1982	4	9,150	Y	N	1818 WEST LAKE SAMMAMISH PW NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	292350	0340	7/28/2003	\$ 574,950	2,130	980	10	1986	4	5,950	Y	N	4125 187TH AV SE
011	925390	0031	6/11/2003	\$ 933,200	2,350	900	10	1984	3	8,875	Y	Y	834 WEST LAKE SAMMAMISH PW SE
011	925390	0025	10/26/2003	\$ 600,000	2,380	1,350	10	1989	3	7,200	Y	N	907 170TH PL SE
011	925390	0047	6/3/2004	\$1,900,000	2,390	1,620	10	1990	3	10,200	Y	Y	842 WEST LAKE SAMMAMISH PW SE
011	362505	9039	5/21/2004	\$ 885,000	2,510	750	10	1999	3	41,444	Y	N	411 WEST LAKE SAMMAMISH PW SE
011	925390	0109	6/3/2004	\$ 650,000	2,750	240	10	1980	4	11,600	Y	N	17006 SE 12TH PL
011	362505	9069	7/30/2004	\$ 795,000	2,770	660	10	1991	4	26,571	Y	N	229 WEST LAKE SAMMAMISH PW NE
011	192506	9066	8/4/2004	\$1,174,700	2,810	0	10	1974	4	18,731	Y	Y	2850 WEST LAKE SAMMAMISH PW NE
011	743050	0035	3/23/2004	\$1,115,000	3,220	1,260	10	1991	3	11,000	Y	Y	1838 WEST LAKE SAMMAMISH PW NE
011	194970	0127	10/7/2003	\$ 937,000	3,310	980	10	2002	3	4,467	Y	N	3202 WEST LAKE SAMMAMISH PW SE
011	327572	0070	7/2/2004	\$ 819,000	3,740	0	10	1998	4	20,018	N	N	855 168TH PL SE
011	743050	0105	7/16/2004	\$ 999,000	3,800	1,110	10	2003	3	21,990	Y	N	1628 WEST LAKE SAMMAMISH PW NE
011	671010	0101	2/6/2003	\$ 760,000	3,890	0	10	1999	3	9,696	Y	N	2602 WEST LAKE SAMMAMISH PW NE
011	925390	0416	11/7/2003	\$ 511,000	2,690	0	11	1981	3	15,102	N	N	2249 WEST LAKE SAMMAMISH PW SE
011	541865	0170	9/26/2003	\$ 559,000	2,700	0	11	1988	3	9,290	Y	N	4261 185TH PL SE
011	194970	0120	2/18/2003	\$ 825,000	2,840	0	11	2001	3	5,012	Y	N	3218 EAST LAKE SAMMAMISH PL SE
011	671010	0020	8/22/2003	\$1,365,000	3,070	1,070	11	1995	3	13,875	Y	Y	2410 WEST LAKE SAMMAMISH PW NE
011	671010	0020	6/20/2003	\$1,345,000	3,070	1,070	11	1995	3	13,875	Y	Y	2410 WEST LAKE SAMMAMISH PW NE
011	202406	9121	5/20/2004	\$1,450,000	3,230	1,510	11	2003	3	10,297	Y	Y	5152 NW SAMMAMISH RD

Improved Sales Used In This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	541865	0040	3/30/2003	\$1,550,000	3,330	0	11	1989	3	14,177	Y	Y	4121 185TH PL SE
011	541865	0220	10/29/2003	\$ 607,000	3,390	0	11	1988	3	10,588	Y	N	4237 185TH PL SE
011	541865	0080	7/20/2004	\$ 675,000	3,690	0	11	1987	3	11,468	N	N	4200 185TH PL SE
011	362505	9181	7/9/2004	\$1,055,000	3,810	0	11	1998	3	12,259	Y	N	128 WEST LAKE SAMMAMISH PW SE
011	925390	0225	5/10/2004	\$2,199,000	4,040	690	11	1991	3	21,300	Y	Y	1610 WEST LAKE SAMMAMISH PW SE
011	743050	0200	7/7/2003	\$1,825,000	3,060	1,410	12	1999	3	16,670	Y	Y	1420 WEST LAKE SAMMAMISH PW NE
011	192506	9009	8/27/2004	\$3,900,000	3,920	0	12	2000	3	22,447	Y	Y	3002 WEST LAKE SAMMAMISH PW NE
011	182406	9182	8/5/2003	\$1,275,000	4,390	1,160	12	1991	3	22,819	Y	Y	18009 SE 40TH PL
011	194970	0124	8/11/2003	\$2,000,000	4,420	1,220	12	2000	3	11,468	Y	Y	3216 WEST LAKE SAMMAMISH PW SE

Improved Sales Removed From This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	062406	9034	9/9/2003	\$ 325,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
001	072406	9051	7/9/2004	\$ 875,000	MULTI-IMPROVEMENTS
001	072406	9095	8/20/2003	\$ 141,286	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
001	172406	9036	3/21/2003	\$ 510,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
001	172406	9048	6/4/2003	\$ 265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	182506	9031	8/25/2004	\$ 430,000	MULTI-IMPROVEMENTS
001	192506	9058	8/6/2003	\$ 300,000	NO MARKET EXPOSURE;
001	192506	9058	2/17/2004	\$ 220,000	NO MARKET EXPOSURE;
001	192506	9058	8/1/2003	\$ 447,500	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
001	202506	9034	2/3/2004	\$ 21,670	MULTI-PARCEL SALE; RELATED PARTY, FRIEND,
001	202506	9060	5/13/2003	\$1,200,000	NON-REPRESENTATIVE SALE
001	202506	9084	2/3/2004	\$ 21,670	MULTI-PARCEL SALE; RELATED PARTY, FRIEND,
001	202506	9138	10/27/2004	\$ 15,000	QUIT CLAIM DEED;
001	202506	9144	11/1/2004	\$ 689,000	% COMPLETE
001	292506	9026	2/13/2003	\$ 490,000	PARTIAL INTEREST
001	357530	0245	10/22/2004	\$ 100,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
001	850000	0010	2/24/2003	\$ 250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	850000	0040	2/12/2003	\$ 175,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
006	001150	0510	11/30/2004	\$ 199,793	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	001150	1160	10/16/2003	\$ 558,500	RELOCATION - SALE TO SERVICE;
006	002350	0290	12/15/2003	\$ 320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	002352	0350	6/16/2003	\$ 71,600	PARTIAL INTEREST (1/3, 1/2, Etc.);
006	012505	9030	8/13/2003	\$ 175,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	033920	0290	10/12/2004	\$ 495,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	033920	0290	11/9/2004	\$ 700,000	STATEMENT TO DOR;NON-REPRESENTATIVE SALE
006	150821	0240	7/10/2003	\$ 250,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	215650	0290	4/23/2004	\$ 311,000	NO MARKET EXPOSURE;
006	219331	0550	6/23/2004	\$ 352,750	RELOCATION - SALE TO SERVICE;
006	219331	0570	6/10/2003	\$ 249,013	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	219331	0580	4/20/2003	\$ 429,000	RELOCATION - SALE TO SERVICE;
006	287100	0290	9/13/2004	\$ 629,950	<\$10,000 PREVIOUS IMPROVEMENT VALUE
006	312606	9149	5/25/2004	\$ 211,678	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
006	327586	0220	3/31/2003	\$ 88,207	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	358522	0360	6/7/2004	\$ 329,000	NON-REPRESENTATIVE SALE;
006	358522	0450	2/3/2004	\$ 236,000	RELOCATION - SALE TO SERVICE;
006	549020	0110	7/26/2004	\$ 316,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	549021	0050	10/14/2003	\$ 75,021	QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	549021	0200	1/27/2003	\$ 200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	675251	0060	9/20/2004	\$ 512,000	% COMPLETE
006	710560	0040	3/25/2004	\$ 345,000	RELOCATION - SALE TO SERVICE;

Improved Sales Removed From This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	719910	0020	10/13/2003	\$ 126,805	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
006	719930	0130	5/20/2003	\$ 235,000	NO MARKET EXPOSURE;
006	719932	0690	10/17/2003	\$ 90,662	QUIT CLAIM DEED;
006	719933	0030	9/9/2004	\$ 145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	719933	0400	7/10/2003	\$ 45,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
006	719934	0010	10/21/2003	\$ 249,950	NO MARKET EXPOSURE;
006	719934	0170	9/12/2003	\$ 272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	719935	0460	9/27/2004	\$ 60,274	PARTIAL INTEREST (1/3, 1/2, Etc.)
006	720000	1450	3/18/2003	\$ 250,000	NO MARKET EXPOSURE;
006	720000	1553	5/26/2004	\$ 365,000	RELOCATION - SALE TO SERVICE;
006	720000	1613	3/16/2004	\$ 118,964	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
006	720200	0090	3/19/2003	\$ 61,337	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
006	726490	0110	6/7/2004	\$ 402,000	MULTI-PARCEL SALE;
006	785480	0020	5/10/2003	\$ 475,000	RELOCATION - SALE TO SERVICE;
006	885670	0430	7/10/2003	\$ 462,000	RELOCATION - SALE BY SERVICE;
006	885670	0430	7/10/2003	\$ 462,000	RELOCATION - SALE TO SERVICE;
006	886150	0050	2/24/2003	\$ 125,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	886170	0140	12/1/2003	\$ 212,000	ESTATE ADMINISTRATOR, GUARDIAN,
006	933240	0090	2/20/2003	\$ 302,500	RELOCATION - SALE TO SERVICE;
006	933240	0190	4/14/2003	\$ 320,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	944780	0030	1/25/2003	\$ 56,244	QUIT CLAIM DEED;
006	944780	0030	1/25/2003	\$ 56,244	QUIT CLAIM DEED;
011	122405	9049	5/29/2003	\$ 272,843	QUIT CLAIM DEED;
011	182406	9094	3/10/2004	\$ 72,500	QUIT CLAIM DEED;
011	182406	9156	9/4/2003	\$ 261,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	192406	9079	12/13/2004	\$1,100,000	<\$10,000 PREVIOUS IMPROVEMENT VALUE
011	192406	9080	11/11/2003	\$ 912,500	NON-REPRESENTATIVE SALE;
011	192506	9059	10/2/2003	\$1,650,000	MULTI-IMPROVEMENTS
011	194970	0005	1/23/2003	\$ 330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	194970	0080	2/27/2004	\$ 700,000	SELLING OR BUYING COSTS AFFECT SALE PRICE
011	292350	0910	4/14/2003	\$ 295,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	292350	1310	2/5/2004	\$ 299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	312506	9008	8/12/2003	\$ 679,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	362505	9040	7/16/2004	\$ 297,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	362505	9040	9/23/2004	\$ 295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	362505	9133	1/8/2004	\$2,500,000	MULTI-IMPROVEMENTS
011	362505	9172	5/7/2004	\$ 700,000	<\$10,000 PREVIOUS IMPROVEMENT VALUE
011	412340	0040	7/6/2004	\$ 226,753	FORCED SALE;
011	435370	0015	9/11/2003	\$ 31,422	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
011	542301	0830	5/28/2004	\$ 525,000	RELOCATION - SALE TO SERVICE;
011	543740	0920	8/22/2003	\$ 64,918	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
011	743050	0005	10/14/2004	\$ 870,000	MULTI-IMPROVEMENTS
011	743050	0280	3/11/2003	\$ 958,225	MULTI-PARCEL SALE;
011	743050	0420	5/21/2004	\$1,000,000	MULTI-IMPROVEMENTS

Improved Sales Removed From This Physical Inspection Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	743050	0431	4/22/2004	\$ 217,500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY;
011	752495	0570	5/7/2004	\$ 375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	752495	0570	2/10/2004	\$ 375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	864870	0370	3/12/2004	\$ 487,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	891710	0005	5/12/2004	\$1,425,000	MULTI-PARCEL SALE;
011	891710	0095	11/18/2004	\$1,165,000	MULTI-IMPROVEMENTS
011	925390	0129	7/7/2003	\$ 414,000	RELOCATION - SALE TO SERVICE;
011	925390	0180	3/12/2004	\$2,495,000	MULTI-IMPROVEMENTS
011	925390	0204	10/8/2004	\$ 193,000	QUIT CLAIM DEED; STATEMENT TO DOR;
011	925390	0240	3/8/2004	\$1,075,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	925390	0305	5/6/2004	\$ 75,000	QUIT CLAIM DEED;
011	925390	0365	1/6/2004	\$ 125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	925390	0365	11/15/2004	\$ 938,000	% COMPLETE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub-areas grades, living area, and age of homes. In addition the resulting assessment level is 98.9%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2004 and 2005 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +11.10%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 47 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	4	0.915	0.987	7.9%	0.987	0.987
7	244	0.877	0.985	12.3%	0.984	0.985
8	249	0.915	1.006	10.0%	1.004	1.008
9	110	0.923	0.978	6.0%	0.978	0.978
10	45	0.907	1.000	10.2%	0.996	1.004
11	8	1.013	1.009	-0.4%	0.992	1.025
12	1	0.605	0.898	48.5%	N/A	N/A
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1928-1959	28	0.841	0.958	14.0%	0.958	0.958
1960-1969	86	0.886	0.992	11.9%	0.990	0.993
1970-1979	226	0.898	1.002	11.6%	1.002	1.002
1980-1989	162	0.891	0.996	11.8%	0.996	0.996
1990-1999	94	0.936	0.983	5.1%	0.983	0.983
2000 +	65	0.952	0.995	4.6%	0.988	1.003
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	2	1.054	1.036	-1.7%	1.036	1.036
Average	443	0.928	0.994	7.1%	0.993	0.995
Good	197	0.874	0.999	14.3%	0.998	1.000
Very Good	19	0.763	0.935	22.6%	0.935	0.935
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	389	0.873	0.991	13.5%	0.990	0.991
1.5	19	0.934	0.998	6.8%	0.991	1.004
2	251	0.939	0.994	5.8%	0.992	0.996
2.5	1	0.924	0.864	-6.5%	N/A	N/A
3	1	0.955	1.034	8.3%	N/A	N/A

Area 47 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is .989.

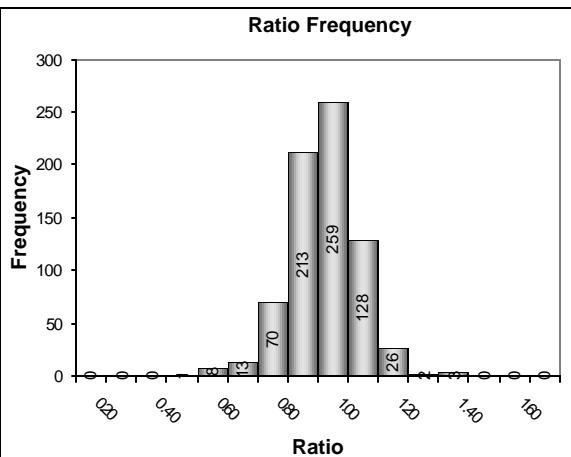
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0800-1099	66	0.848	0.961	13.4%	0.961	0.962
1100-1399	171	0.881	1.002	13.7%	1.001	1.003
1400-1999	183	0.899	1.010	12.5%	1.009	1.012
2000-2499	115	0.903	0.981	8.7%	0.978	0.984
2500-3499	126	0.948	0.984	3.9%	0.983	0.986
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	552	0.913	0.997	9.3%	0.997	0.998
Y	109	0.889	0.981	10.3%	0.979	0.983
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	610	0.912	0.995	9.1%	0.994	0.996
Y	51	0.878	0.981	11.8%	0.977	0.985
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
001	30	0.910	1.004	10.3%	0.998	1.011
006	472	0.924	0.997	7.9%	0.996	0.998
011	159	0.869	0.981	12.8%	0.980	0.982
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3000-6999	81	0.930	1.008	8.4%	1.001	1.015
7000-7999	170	0.916	1.004	9.5%	1.004	1.004
8000-8999	146	0.896	1.008	12.6%	1.008	1.008
9000-11999	124	0.896	0.999	11.5%	0.999	0.999
12000-19999	95	0.897	0.986	9.9%	0.986	0.986
20000-43559	35	0.846	0.928	9.7%	0.928	0.928
1 acre +	10	0.828	0.898	8.4%	0.898	0.898

2004 Improved Parcel Ratio Analysis

District/Team: NE / Team-2	Lien Date: 01/01/2004	Date of Report: 4/20/2005	Sales Dates: 1/2003 - 12/2004
Area Redmond/Lake Sammamish	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 723			
<i>Mean Assessed Value</i>	444,600	<i>Property Type:</i>	1 to 3 Unit Residences
<i>Mean Sales Price</i>	492,900	<i>Adjusted for time?:</i>	No
<i>Standard Deviation AV</i>	285,244		
<i>Standard Deviation SP</i>	353,542		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.917		
<i>Median Ratio</i>	0.921		
<i>Weighted Mean Ratio</i>	0.902		
UNIFORMITY			
<i>Lowest ratio</i>	0.471		
<i>Highest ratio:</i>	1.338		
<i>Coefficient of Dispersion</i>	9.49%		
<i>Standard Deviation</i>	0.113		
<i>Coefficient of Variation</i>	12.36%		
<i>Price Related Differential (PRD)</i>	1.017		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.913		
<i>Upper limit</i>	0.931		
95% Confidence: Mean			
<i>Lower limit</i>	0.909		
<i>Upper limit</i>	0.925		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	5130		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.113		
Recommended minimum:	21		
<i>Actual sample size:</i>	723		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	344		
# ratios above mean:	379		
Z:	1.302		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			

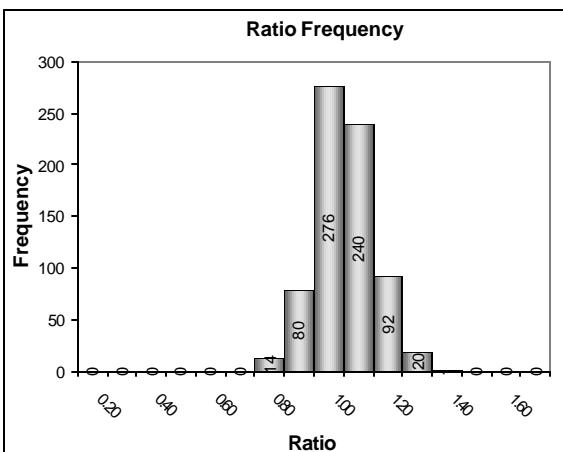


COMMENTS:

1 to 3 Unit Residences throughout area 47

2005 Improved Parcel Ratio Analysis

District/Team: NE / Team-2	Lien Date: 01/01/2005	Date of Report: 4/20/2005	Sales Dates: 1/2003 - 12/2004
Area Redmond/Lake Sammamish	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 723 Mean Assessed Value 487,400 Mean Sales Price 492,900 Standard Deviation AV 328,952 Standard Deviation SP 353,542			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.003 Median Ratio 0.998 Weighted Mean Ratio 0.989			
UNIFORMITY			
Lowest ratio 0.703 Highest ratio: 1.302 Coefficient of Dispersion 7.60% Standard Deviation 0.097 Coefficient of Variation 9.68% Price Related Differential (PRD) 1.014			
RELIABILITY			
95% Confidence: Median Lower limit 0.991 Upper limit 1.007 95% Confidence: Mean Lower limit 0.996 Upper limit 1.010			
SAMPLE SIZE EVALUATION			
N (population size) 5130 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.097 Recommended minimum: 15 Actual sample size: 723 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 380 # ratios above mean: 343 Z 1.376 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 47

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



King County
Department of Assessments
King County Administration Bldg.
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Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers
FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr